



**Biennial Reports
of
Reinvestment Zone for Tax Abatement Registry
Tax Abatement Agreement Registry
Tax Increment Financing Zone Registry
Refund for Economic Development**

December 2010

Susan Combs
Texas Comptroller

Table of Contents

Introduction	1
Reinvestment Zone for Tax Abatement Registry	3
Summary of Reported Data	5
Tax Abatement Agreement Registry	7
Summary of Reported Data	10
Tax Increment Financing Registry	15
Annual Reporting and Central Registry	23
All Tax Increment Reinvestment Zone (TIRZ) Data	25
Summary of Reported Data - Tax Increment Reinvestment Zone (TIRZ)	49
Bell County	50
City of Temple – TIRZ #1	50
City of Belton – TIRZ #1	51
City of Killeen– TIRZ #1	52
Bowie County	53
City of Texarkana – TIRZ #1	53
City of Texarkana – TIRZ #2	54
Brazoria County	55
City of Alvin – TIRZ #2	55
City of Pearland – TIRZ #1	56
Brazos County	57
City of Bryan - TIRZ #8	57
City of Bryan - TIRZ #10	58
City of Bryan - TIRZ #19	59
City of Bryan - TIRZ #21	60
City of Bryan - TIRZ #22	61
City of College Station – TIRZ #1	62
City of College Station – TIRZ #16	63
Collin County	64
City of Allen – TIRZ #1	64
City of Allen – TIRZ #2	65
City of Lavon – TIRZ #1	66
City of Melissa – TIRZ #1	67
City of Plano – TIRZ #1	68
City of Plano – TIRZ #2	69
City of Prosper – TIRZ #1	70
Comal County	71
City of New Braunfels – TIRZ #1	71
Dallas County	72
City of Carrollton – TIRZ #1	72
City of Dallas – TIRZ #1	73
City of Dallas – TIRZ #2	74
City of Dallas – TIRZ #3	75
City of Dallas – TIRZ #4	76
City of Dallas – TIRZ #5	77
City of Dallas – TIRZ #6	78
City of Dallas – TIRZ #7	79

Table of Contents

City of Dallas – TIRZ #8	80
City of Dallas – TIRZ #9	81
City of Dallas – TIRZ #10	82
City of Dallas – TIRZ #11	83
City of Dallas – TIRZ #12	84
City of Dallas – TIRZ #13	85
City of Dallas – TIRZ #14	86
City of Dallas – TIRZ #15	87
City of Dallas – TIRZ #16	88
City of Farmers Branch – TIRZ #1	89
City of Farmer Branch – TIRZ #2	90
City of Grand Prairie – TIRZ #1	91
City of Grand Prairie – TIRZ #2	92
City of Grand Prairie – TIRZ #3	93
City of Irving – TIRZ #1	94
City of Richardson – TIRZ #1	95
City of Sachse – TIRZ #1	96
Denton County	97
City of Flower Mound – TIRZ #1	97
City of Lewisville – TIRZ #1	98
City of Lewisville – TIRZ #2	99
City of Little Elm – TIRZ #1	100
City of Little Elm – TIRZ #2	101
Ellis County	102
City of Midlothian – TIRZ #2	102
City of Waxahachie – TIRZ #1	103
El Paso County	104
City of El Paso – TIRZ #1	104
Fort Bend County	105
City of Missouri City – TIRZ #1	105
City of Missouri City – TIRZ #2	106
City of Rosenberg – TIRZ #1	107
City of Sugar Land – TIRZ #1	108
City of Sugar Land – TIRZ #3	109
Galveston County	110
City of Galveston – TIRZ #11	110
City of Galveston – TIRZ #12	111
City of Galveston – TIRZ #13	112
City of Galveston – TIRZ #14	113
City of League City – TIRZ #2	114
Harris County	115
City of Houston – TIRZ #1	115
City of Houston – TIRZ #2	116
City of Houston – TIRZ #3	117
City of Houston – TIRZ #4	118
City of Houston – TIRZ #5	119

Table of Contents

City of Houston – TIRZ #6.....	120
City of Houston – TIRZ #7.....	121
City of Houston – TIRZ #8.....	122
City of Houston – TIRZ #9.....	123
City of Houston – TIRZ #10.....	124
City of Houston – TIRZ #11.....	125
City of Houston – TIRZ #12.....	126
City of Houston – TIRZ #13.....	127
City of Houston – TIRZ #14.....	128
City of Houston – TIRZ #15.....	129
City of Houston – TIRZ #16.....	130
City of Houston – TIRZ #17.....	131
City of Houston – TIRZ #18.....	132
City of Houston – TIRZ #19.....	133
City of Houston – TIRZ #20.....	134
City of Houston – TIRZ #21.....	135
City of Houston – TIRZ #22.....	136
City of Nassau Bay – TIRZ #1.....	137
Hays County.....	138
City of San Marcos – TIRZ #2.....	138
Hidalgo County.....	139
City of Mission – TIRZ #1.....	139
Hockley County.....	140
City of Levelland – TIRZ #2.....	140
Kaufman County.....	141
City of Terrell – TIRZ #1.....	141
Lubbock County.....	142
City of Lubbock – TIRZ #1.....	142
City of Lubbock – TIRZ #2.....	143
McLennan County.....	144
City of Waco – TIRZ #1.....	144
City of Waco – TIRZ #2.....	145
City of Waco – TIRZ #3.....	146
Midland County.....	147
City of Midland – TIRZ #1.....	147
Rockwell County.....	148
City of Rockwell – TIRZ #1.....	148
Smith County.....	149
City of Tyler – TIRZ #1.....	149
Tarrant County.....	150
City of Arlington – TIRZ #1.....	150
City of Arlington – TIRZ #4.....	151
City of Arlington – TIRZ #5.....	152
City of Fort Worth – TIRZ #2.....	153
City of Fort Worth – TIRZ #3.....	154
City of Fort Worth – TIRZ #4.....	155

Table of Contents

City of Fort Worth – TIRZ #6	156
City of Fort Worth – TIRZ #7	157
City of Fort Worth – TIRZ #8	158
City of Fort Worth – TIRZ #9	159
City of Fort Worth – TIRZ #10	160
City of Fort Worth – TIRZ #11	161
City of Fort Worth – TIRZ #12	162
City of Fort Worth – TIRZ #13	163
City of Keller – TIRZ #1	164
City of North Richland Hills – TIRZ #1	165
City of North Richland Hills – TIRZ #2	166
Travis County	167
City of Austin – TIRZ #15	167
City of Austin – TIRZ #16	168
City of Austin – TIRZ #17	169
City of Austin – TIRZ #18	170
Wichita County	171
City of Burkburnett – TIRZ #1	171
Williamson County	172
City of Taylor – TIRZ #1	172
Refund for Economic Development	173
Summary of Refund Data	174

Introduction

On Sept. 1, 1997, the Comptroller assumed responsibility for the state's ***Central Registry of Reinvestment Zones and Ad Valorem Tax Abatement Agreements*** after it was moved from the Texas Department of Economic Development.

The chief appraiser of each appraisal district that appraises property for a taxing unit that has designated a reinvestment zone or executed a tax abatement agreement under this chapter shall deliver to the Comptroller before July 1 of the year following the year in which the zone is designated or the agreement is executed.

The chief appraiser notification must contain three primary elements. First, for a reinvestment zone, the chief appraiser must provide a general description of the zone, including its size, the types of property located in it, its duration, and the guidelines and criteria established for the reinvestment zone under Tax Code Section 312.002. The chief appraiser also must send any subsequent amendments and modifications of the guidelines or criteria to the Comptroller's office.

Second, the chief appraiser must provide a copy of each tax abatement agreement to which a taxing unit is a party. Third, the chief appraiser must send any other information required by the Comptroller's office to fulfill its statutory responsibilities.

On June 11, 2001, the Comptroller was charged with establishing the state's ***Central Registry of Tax Increment Reinvestment Zones***.

Each taxing unit that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan under Tax Code Chapter 311 must deliver a copy of the plans to the Comptroller. Delivery must be made before April 1 of the year following the year in which the zone is designated or the plan is approved.

The taxing unit notification must contain three primary elements. First, for a tax increment reinvestment zone, the taxing unit must provide a general description of the zone, including its size, the types of property located in it, and its duration. The taxing unit also must provide any subsequent amendments and modifications of the project plan or reinvestment zone financing plan.

Second, the taxing unit must provide a copy of each project plan or reinvestment zone financing plan approved. Third, the unit must provide any other information required by the Comptroller's office to fulfill its statutory responsibilities.

Also, Tax Code Section 311.016 requires each municipality to send a copy of its ***Annual Report by Municipality or County*** to the Comptroller by the 90th day following the end of the municipality's or county's fiscal year.

Tax Code Sections 311.0163 and Section 312.005, require the Comptroller to submit a report to the Legislature and to the governor on the Reinvestment Zone for Tax Abatement Registry, Tax Abatement Agreement Registry and Tax Increment Financing Zone Registry.

In 1995, the Legislature enacted a state **Tax Refund for Economic Development**. Some Texas property owners are eligible to receive refunds on their net state sales and use taxes and franchise taxes for paying local school taxes, where tax incentives are not offered by a school district. The total for all refunds collectively may not exceed \$10 million annually, the amount made available by the Texas Legislature.

Tax Code Section 111.304 requires the Comptroller to report to the Legislature on the Tax Refund for Economic Development by Dec. 31 of each even-numbered year of the biennium.

Additional information by year in electronic format can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us at <http://www/taxinfo/proptax/ecodev.html>

Reinvestment Zone for Tax Abatement Registry

Local governments often use property tax abatements to attract new industry and commercial enterprises and to encourage the retention and development of existing businesses. Incorporated cities, counties and special districts are allowed to enter into tax abatement agreements. School districts do not possess this ability. Which governmental body initiates the process depends on the location of the property that would be subject to the tax abatement. If the property subject to abatement is located within the city limits or within the extraterritorial jurisdiction (ETJ) of the city, the city must be the lead party in the tax abatement. If the property is located outside both the city's boundaries and the city's ETJ, the county must serve as the lead party for tax abatement. School districts may designate reinvestment zones only when the area is entirely within the territory of the school district for purposes of Tax Code Chapter 313. This authority supersedes any tax abatement restrictions placed on school districts by other sections of Tax Code Chapter 312. Since a school district may designate a reinvestment zone only for the purposes of Chapter 313, a city or county may not use a school district designated reinvestment zone to offer a tax abatement to a property owner. However, a school district may use a reinvestment zone designated by a city or county.

The statutes governing reinvestment zones and tax abatements are located in Tax Code Chapter 312. Designating a reinvestment zone takes three steps for a city or county. The steps are:

Step 1. Each taxing unit that wants to consider tax abatement proposals must adopt a resolution indicating its intent to participate in tax abatement. The resolution can amount to a mere statement indicating the local government's intent to consider providing tax abatements. The resolution does not bind the government to grant approval of any proposed agreements. The resolution must be adopted at an open meeting by a simple majority vote of the taxing unit's governing body. (If the entity is a home rule city, it is possible that the city's charter may require more than a simple majority approval for the abatement.)

Step 2. Each taxing unit must adopt tax abatement guidelines and criteria, which are a set of conditions that any tax abatement proposal must meet in order to be eligible for tax abatement by the involved taxing unit. They must provide for the availability of tax abatement to both new facilities and expansions of existing facilities and for the expansion or modernization of existing facilities and structures.

Step 3. A public hearing must precede the designation of the reinvestment zone. Seven days' written notice of the hearing must be delivered to the presiding officer of each of the other taxing units that includes in its boundaries real property within the proposed zone. Notice of the hearing must also be published at least seven days before the hearing in a newspaper of general circulation of whichever taxing unit is the lead.

At the public hearing on the reinvestment zone, the governing body that is designating the reinvestment zone (the city or the county) must make findings. First, the governing body must find that the improvements sought are feasible and would be of benefit to the zone after the expiration of the agreement. Second, the governing body must find that the zone meets one of the applicable criteria for reinvestment zones. The criterion usually cited is that the designation of the zone is reasonably likely to contribute to the retention or expansion of a primary employer or attract major new investment to the zone. These findings should be approved by the governing body at an open meeting and should be noted in the minutes for that meeting.

If a zone includes several properties, each property owner has a right to ask for the same terms in any tax abatement agreement that is executed. The taxing unit is not obligated to grant a tax abatement to the property owner. If abatement is provided, however, it must be on the same terms (number of years and percentage of abatement) as the other agreements within that zone. Some taxing units make the boundaries of the zone contiguous with the property that is subject to the tax abatement. By limiting the zone to the involved property, the taxing unit is not obligated to use the same terms or percentage of tax abatement for other properties that are located outside of the zone. A larger reinvestment zone is often adopted by a taxing unit that wants to target a particular area of the city or of the county for development. It is important to note, however, that a city is not limited to declaring only one reinvestment zone, and nothing requires a city to enter into a tax abatement agreement with every property owner within a single reinvestment zone. A reinvestment zone may be almost any shape or size.

Any person is entitled to speak and present evidence for or against the designation of a reinvestment zone at the public hearing. If the zone designation is approved, the designation lasts for five years and may be renewed for successive periods of up to five years.

Beginning Sept. 1, 1997, Texas law requires the Comptroller to maintain a central registry of enterprise or reinvestment zones created under Chapter 312 of the Tax Code. The chief appraiser for a taxing unit that designates a reinvestment or enterprise zone is required to provide the Comptroller a report containing any information required by the Comptroller and including a copy of the ordinance or resolution designating the zone and the guidelines and criteria established for this zone. The report must be filed before July 1 of the year following the year in which the zone is designated.

This registry contains a summary of the newly designated reinvestment and enterprise zone data reported to the Comptroller since 1997 by year reported. The following describes the data elements of the Enterprise Zone or Reinvestment Zone Registry:

County – County where the designated zone is located.

Lead Taxing Unit – Taxing unit that designated the zone.

Reinvestment Zone Name – Enterprise zone or reinvestment zone name.

ISDs within Zone Boundary – Independent and/or consolidated school districts within the boundaries of the zone.

Zone Execution Date – Date that the reinvestment zone was designated.

Zone Expiration Date – Expiration date of the reinvestment zone.

Size of the Zone – Zone size in acres.

Located in Enterprise Zone – Is the zone in a state-designated enterprise zone?

Defense Economic Readjustment Zone – Is the zone in a state-designated defense economic readjustment zone?

Property Type – Whether the property is for business (commercial/industrial) or residential purposes.

Summary of Reported Data

The following data is a summary by year of responses from the Comptroller's Enterprise Zone or Reinvestment Zone reports from 2006 through 2009. Summary data from 1997 through 2005 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us at <http://www.taxinfo/proptax/archives.html>.

Reinvestment/Enterprise Zones Reported

Lead Taxing Units	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
City	85	79	72	52	89	85	74	31
County	15	14	28	20	9	9	26	11
ISD					2	2		
Total		93		72		96		42

Zone Type	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Business	66	61	81	58	46	44	69	29
Residential	34	32	19	14	54	52	31	13
Total		93		72		96		42

Average Size in Acres		2006 No.		2007 No.		2008 No.		2009 No.
Business		1,998		2,368		175,860		131
Residential		1		1		.33		.22

Note: The information in the summary reflects the Comptroller's office best understanding of the information provided by the participating taxing units of reinvestment and enterprise zone report forms. The summary contains only the information reported to the Comptroller's office. Some taxing units may not have reported their reinvestment/enterprise zones.

This page intentionally left blank.

Tax Abatement Agreement Registry

After a taxing unit has established a reinvestment zone, there are three more steps to execute a tax abatement agreement. The three steps are as follows:

Step 1. At least seven days before the lead taxing unit grants a tax abatement, it must deliver written notice of its intent to enter into the agreement to the presiding officer of each of the other taxing units in which the property is located. The notice must include a copy of the proposed tax abatement agreement. A tax abatement agreement may exempt from taxation all or part of the increase in the value of the real property for each year covered by the agreement. The agreement may be for a period not to exceed 10 years.

The tax abatement must be conditioned on the property owner making specific improvements or repairs to the property, and only the increase in the value of the property may be exempted. The real property's current value may not be exempted. The current value of real property is the taxable value of the real property and of any fixed improvements as of Jan. 1 of the year in which the tax abatement agreement is executed. For example, a business has property valued at \$500,000 as of Jan. 1 of the year the tax abatement agreement is executed. If the business agrees to significantly enlarge the facility, resulting in its valuation increasing to \$800,000, the taxing units may abate from taxation up to \$300,000 of the property value (the portion of the value that exceeds the base value of \$500,000).

The tax abatement agreement may also abate all or part of the value of tangible personal property that is brought onto the site after the execution of the tax abatement agreement. A taxing unit may not abate the value of personal property that was already located on the real property at any time before the period covered by the tax abatement agreement. The abatement for personal property cannot be for a term that exceeds 10 years. The amount (percentage) of the tax abatement for either real or personal property cannot exceed 100 percent abatement of the increase in property value. Tax abatement agreements have generally been aimed at industrial projects that generate at least \$2.5 million in capital investments. There is also some limited usage of tax abatements for purposes other than industrial or commercial projects, such as for residential area improvements and/or development.

A new provision authorized by the Texas Legislature in 2009 allows a taxing unit and the property owner to defer the beginning of the abatement period until a date in the future other than the January following the execution of the agreement. The duration of the abatement period still may not exceed 10 years.

Step 2. To adopt the tax abatement agreement, the taxing unit must approve the agreement by a majority vote of its governing body at a regularly scheduled meeting. It is important to note that the approval of the agreement by the taxing unit must occur at a "regularly scheduled meeting." The statute does not define the term "regularly scheduled meeting." At the meeting to consider approval of the tax abatement agreement, the governing body of the taxing unit must make a finding that the terms of the agreement and the property subject to the agreement meet the applicable guidelines and criteria. Upon approval of the agreement by the governing body, the agreement is executed in the same manner as other contracts entered into by the applicable taxing unit.

Section 312.205(a) of the Tax Code sets out certain mandatory provisions for a tax abatement agreement. A tax abatement agreement must:

- include a list of the kind, number and location of all proposed improvements to the property;
- provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement;
- limit the use of the property consistent with the taxing unit's development goals;
- provide for recapturing property tax revenues that are lost if the owner fails to make the improvements as provided by the agreement;
- include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the agreement to each taxing unit; and
- allow the taxing unit to cancel or modify the agreement at any time if the property owner fails to comply with the terms of the agreement.

Step 3. The other taxing units (except school districts) may enter into an abatement agreement or choose not to provide an abatement. School districts are prohibited from entering into tax abatement agreements on or after Sept. 1, 2001. There is no penalty for choosing not to abate. On Sept. 1, 2001, the 90-day deadline period for the other taxing units to execute an agreement was removed. Further, the other taxing units have the option of granting a tax abatement with terms that differ from the abatement granted by the county. Nonetheless, each taxing entity's tax abatement agreement will still have to meet the requirements under Tax Code Sections 312.204, 312.205 and 312.211 that relate to the execution, duration and other terms which must be contained in a tax abatement agreement.

Texas law requires the Comptroller to maintain a central registry of ad valorem tax abatement agreements executed and enterprise or reinvestment zones created under Chapter 312 of the Tax Code. The chief appraiser for a taxing unit that executes a tax abatement agreement or creates a reinvestment or enterprise zone is required to provide the Comptroller a report containing any information required by the Comptroller, including a copy of each tax abatement agreement to which the taxing unit is a party. The report must be filed before July 1 of the year following the year in which the agreement is executed.

This registry contains a summary of the newly established tax abatement agreement data reported to the Comptroller since 1997 by year reported. The following describes the data elements of the Tax Abatement Agreement Registry:

County Number – the 3-digit unique number for each county in the state.

County – the county where the property to be abated is located.

Taxing Unit Name – the names of all taxing units participating in the abatement agreement. If a city is listed first, it is the lead taxing unit. If the first taxing unit listed is not a city, the lead taxing unit is the county.

Property Owner – the names of the parties participating in the abatement agreement.

Agreement Effective Date – the first date that property subject to the abatement agreement is to be abated.

Abatement Duration – the number of years the property that is subject to the abatement agreement will be abated.

Percent Abated Each Year – the percentage of the value of the property that is subject to abatement.

Property Type – whether the property is for a business (commercial/industrial) or a residence.

Nature of Project – a business in an abatement agreement is:

- expanding/modernizing a business currently in the community
- a new business
- relocating from out of state
- relocating from another city/county in Texas

Business Type – a business in an abatement agreement is:

- Industrial
- Retail
- Wholesale
- Other

Business Size Based on Number of Employees

- Micro 0-19 employees
- Small 20-99 employees
- Medium 100-499 employees
- Large 500+ employees

Type of Improvement – a business is:

- New Construction
- Current Facility Renovation/Remodeling
- Current Facility Retooling /Upgrading
- Furniture/Fixture Purchase
- New Machinery/Equipment Purchase

Type of Property Abated – property abated is either real, personal or both types.

Appraised Value of Property Before Execution of Agreement – the appraised value of the property the year in which the abatement agreement is executed.

Enterprise Zone – whether or not the tax abatement is located in a state-designated enterprise zone.

Summary of Reported Data

The following data is a summary by year of responses from the Comptroller's Tax Abatement Agreement Registry reports from 2006 through 2009. Summary data from 1997 through 2005 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us at <http://www.taxinfo/proptax/archives.html>

Note: The information in the summary reflects the Comptroller's office best understanding of the information provided by the participating taxing units of abatement agreements and report forms. The summary contains only the information reported to the Comptroller's office. Some taxing units may not have reported their reinvestment/enterprise zones.

Agreements Reported	2006	2007	2008	2009
Total Number	169	150	168	80

Different Taxing Units	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
City Participating	52	33	48	31	49	42	46	30
County Participating	28	18	33	21	36	30	32	21
ISD Participating	0	0	0	0	0	0	0	0
Other Participating	20	13	19	12	15	13	22	14
Total of All Types of Taxing Units Reporting Participating in Tax Abatements		64		64		85		65

Property Type	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Business	56	95	72	108	52	88	71.	57
Residence	44	74	28	42	48	80	29	23
Total of All Property Type Reported		169		150		168		80

Percentage of Value Abated First Year	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Average Percentage of Value Abated First Year	87		85		89		83	
Highest Percentage	100	107	100	86	100	119	100	48
2nd Highest Percentage	50	20	50	22	50	15	50	11
3rd Highest Percentage	75	18	75	18	90	7	85	3
3rd Highest Percentage							60	3
3rd Highest Percentage							25	3
All Other Percentages		24		28		27		12
Total Number of Agreements Reporting Percentage of Value Abated		169		150		168		80

Business Only	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Average Percentage of Value Abated First Year	77		78		89		79	
Highest Percentage	100	33	100	44	100	39	100	24
2nd Highest Percentage	50	20	50	22	50	15	50	11
3rd Highest Percentage	75	18	75	18	90	7	85	3
3rd Highest Percentage							60	3
3rd Highest Percentage							25	3
All Other Percentages		24		24		27		10
Total Number of Business Agreements Reporting Percentage of Value Abated First Year		95		108		88		57

Residential Only	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Average Percentage of Value Abated First Year	100		100		100		94	
Highest Percentage	100	74	100	42	100	80	100	21
2nd Highest Percentage							43	1
3rd Highest Percentage							24	1
All Other Percentages								
Total Number of Residential Agreements Reporting Percentage of Value Abated First Year		74		42		80		23

Years Duration of Agreements	2006 Yrs	2006 No.	2007 Yrs	2007 No.	2008 Yrs	2008 No.	2009 Yrs	2009 No.
Average Years Duration of Agreement	6.5		6.6		6.7		6.3	
Most Years Duration	5	72	5	69	5	66	5	47
2nd Most Years Duration	10	52	10	40	10	50	10	20
3rd Most Years Duration	3	23	7	20	7	16	7	4
3rd Most Years Duration							4	4
All Other Years Duration		22		21		36		5
Total Number of Agreements Reporting Years Duration of Agreements		169		150		168		80

Business Only	2006 Yrs	2006 No.	2007 Yrs	2007 No.	2008 Yrs	2008 No.	2009 Yrs	2009 No.
Average Years Duration of Agreement	7.6		6.7		6.7		6.7	
Most Years Duration	10	44	5	47	5	30	5	26
2nd Most Years Duration	5	30	10	40	10	22	10	18
3rd Most Years Duration	7	3	7	20	7	16	7	4
3rd Most Years Duration							4	4
All Other Years Duration		8		11		20		5
Total Number of Business Agreements Reporting Years Duration of Agreements		95		108		88		57

Residential Only	2006 Yrs	2006 No.	2007 Yrs	2007 No.	2008 Yrs	2008 No.	2009 Yrs	2009 No.
Average Years Duration of Agreement	5		6.5		7		5.4	
Most Years Duration	5	42	5	22	5	36	5	21
2nd Most Years Duration	3	20	10	10	10	33	10	2
3rd Most Years Duration	10	8	6	10	6	7		
All Other Years Duration		4				4		
Total Number of Residential Agreements Reporting Years Duration of Agreements		74		42		80		23

The following information applies to business agreements only:

Nature of the Project	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Expanding/modernizing a business in current community	43.96	40	26.32	25	40.91	36	32.14	18
New business	42.86	39	61.05	58	51.14	45	46.43	26
Relocating from out of state	3.30	3	5.26	5	2.27	2	7.14	4
Relocating from another city/county in Texas	9.89	9	7.37	7	5.68	9	14.29	8
Total Number of Agreements Reporting Nature of the Project		91		95		88		56
Business Type	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Industrial	21.84	19	22.77	20	19.32	17	19.30	11
Retail	6.90	6	8.89	8	13.64	12	14.04	8
Wholesale	6.90	6	0.00	0	1.14	1	0.00	0
Commercial/Real Estate	5.75	5	19.10	17	7.95	7	10.53	6
Hotel/Group Residence	2.30	2	0.00	0	5.68	5	7.02	4
Manufacturing	40.23	5	25.86	23	31.82	28	28.07	16
Research & Development	5.75	5	3.37	3	2.27	2	1.75	1
Medical	4.60	4	1.12	1	3.34	3	5.26	3
Energy	5.75	5	19.10	17	12.50	11	12.28	7
Banking					2.27	2	1.75	1
Total Number of Agreements Reporting Business Type		87		89		88		57
Business size (based on number of employees)	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
Micro (0-19)	13.95	12	32.58	29	33.78	25	37.74	20
Small (20-99)	32.56	28	26.97	24	31.08	23	39.62	21
Medium (100-499)	37.21	34	33.71	30	27.03	20	15.09	8
Large (500+)	16.28	14	6.74	6	8.00	6	7.55	4
Total Number of Agreements Reporting Business Size		86		89		74		53
Type of Improvement (some reported more than one)	2006 %	2006 No.	2007 %	2007 No.	2008 %	2008 No.	2009 %	2009 No.
New construction	45.24	76	43.18	76	75.61	62	75.00	42
Current facility renovation/remodeling	8.33	14	7.95	14	15.85	13	21.43	12
Current facility retooling/upgrading	2.38	4	2.94	5	14.63	12	5.36	3
Furniture/fixture purchase	14.29	24	22.16	39	28.05	23	16.07	9
New machinery/equipment purchase	29.76	50	23.86	42	29.27	24	39.27	22
Total Number of Agreements Reporting Type of Improvement		168		176		134		88

This page intentionally left blank.

Tax Increment Financing Registry

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. Tax Code Chapter 311 governs tax increment financing.

The cost of improvements to the area is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion of, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Tax increment financing may be initiated only by a city or county¹. If a property is located outside of the city limits (within the city's extraterritorial jurisdiction or beyond), it is not eligible for city tax increment financing unless annexed into the city. Once a city has begun the process of establishing a tax increment financing reinvestment zone, other taxing units are allowed to consider participating in the tax increment financing agreement. These zones are commonly referred to as either a tax increment financing zone (TIF) or a tax increment financing reinvestment zone (TIRZ).

Cities and counties are permitted to exercise any action that is necessary to carry out tax increment financing. They may acquire real property through purchase or condemnation, enter into necessary agreements, and construct or enhance public works facilities and other public improvements. The power to acquire property prevails over any law or municipal charter to the contrary. The use of tax increment financing for improvements to certain educational facilities is prohibited unless those facilities are located in a reinvestment zone created on or before September 1, 1999.

An area may be considered for tax increment financing only if it meets at least one of the following criteria:

- The area's present condition must substantially impair the city or county's growth, retard the provision of housing, or constitute an economic or social liability to the public health, safety, morals or welfare. Further, this condition must exist because of the presence of one or more of the following conditions:
 - a substantial number of substandard or deteriorating structures,
 - inadequate sidewalks or street layout,
 - faulty lot layouts,
 - unsanitary or unsafe conditions,
 - deterioration of site or other improvements,
 - a tax or special assessment delinquency that exceeds the fair market value of the land,
 - defective or unusual conditions of title,
 - conditions that endanger life or property by fire or other cause, or,
 - if the city has a population of 100,000 or more, structures (which are not single-family residences) in which less than 10 percent of the square footage has been used for commercial, industrial, or residential purposes during the preceding 12 years;
- The area is predominantly open and, because of obsolete platting, deteriorating structures or other factors, it substantially impairs the growth of the local government;
- The area is in or adjacent to a "Federally assisted new community" as defined under Tax Code Section 311.005(b); or

¹ Although counties are statutorily able to implement tax increment financing, the Texas Constitution only allows the legislature to authorize incorporated cities or towns to implement tax increment financing. Thus county-initiated tax increment financing may potentially be subject to constitutional challenge until such time as the constitution is amended (see TEX. CONST. art VIII § 1-g(b)).

- The area is described in a petition requesting the area be designated as a reinvestment zone. The petition must be submitted by the owners of property constituting at least fifty (50) percent of the appraised property value within the proposed zone.

Within a city or county's developed areas, the criterion usually cited to justify a reinvestment zone is that the area's present condition substantially impairs the local government's growth because of a substantial number of substandard or deteriorating structures. If the area is not developed, the city or county often cites the criterion that the area is predominately open, and that it substantially impairs the growth of the city because of obsolete platting, deteriorating structures or other factors.

A reinvestment zone for tax increment financing may not be created if:

- More than 10 percent of the property within the reinvestment zone (excluding publicly-owned property) may be used for residential purposes. This requirement, however, does not apply if the district is created pursuant to a petition of the landowners; or
- A reinvestment zone contains property that cumulatively would exceed either:
 - 15 percent of the total appraised value of taxable real property within the city and its industrial districts, or
 - 20 percent of the total appraised value of taxable real property within the city and its industrial districts if the city is the county seat of a county that is adjacent to Harris County and is a planned community of 20,000 or more acres of land originally established under the Urban Growth and New Community Development Act and is subject to specified restrictive covenants; or
- The reinvestment zone would contain more than 15 percent of the total appraised value of real property taxable by a county or school district.

The boundaries of an existing reinvestment zone for tax increment financing may be reduced or enlarged by ordinance or resolution of the governing body that created the zone. There are limitations if a city makes any changes to an existing reinvestment zone's boundaries. A city may not change the boundaries if it includes more than 10 percent of property used for residential purposes, excluding property dedicated to public use, or if it includes more than 15 percent of the total appraised value of taxable real property within the city and the industrial districts. Also, a city may not change the boundaries if the proposed boundaries contain more than 15 percent of the total appraised value of real property by a county or school district.

If an area qualifies for tax increment financing, the process basically involves 10 steps. The 10 steps are as follows:

Step 1. The governing body must prepare a preliminary reinvestment zone financing plan. A copy of the plan must be sent to each local government that levies taxes on real property within the zone. The Tax Code does not specify what the preliminary financing plan must contain.

Step 2. The local government creating the zone must provide a written notice of its intent to designate a reinvestment zone to the other taxing units that levy property taxes within the area no later than 60 days before the public hearing. The notice must contain a description of the proposed boundaries of the zone, the tentative plans for the zone's development, and an estimate of the general impact of the zone on property values and tax revenues.

Step 3. The local government creating the zone must provide a formal presentation to the governing body of each taxing unit that levies real property taxes within the proposed zone.

The formal presentation must cover some of the items that were included in the written notice to the taxing units. Specifically, the presentation must indicate the proposed boundaries of the zone, the tentative plans for development of the zone, and an estimate of the general impact of the zone on property values and tax revenues. Notice of these presentations must be given to all taxing units that

tax property within the zone. The presentations should be conducted as open meetings. The city or county creating the zone may hold a joint presentation for all of the affected taxing units with the consent of the involved taxing units.

Step 4. Once the local government creating the zone has provided its written notice of a proposed zone, the affected taxing units, within 15 days, must designate a representative to meet with the local government creating the zone to discuss the project and financing plans

With advance notice, the city or county creating the zone may call a meeting or meetings of these representatives. The meetings may be called any time after the 15th day after the written notice of the proposed zone. The meetings may include discussions of the following items:

- The boundaries of the development within the zone;
- Development in the zone;
- The tax increment that each taxing unit will contribute to the tax increment fund;
- Any proposed retention of a portion of its tax increment by a taxing unit;
- The exclusion of particular parcels of property from the zone;
- The board of directors for the zone; and
- Tax collection within the zone.

On the motion of the local government creating the zone, any other relevant matter may also be discussed. All such meetings must be conducted as open meetings as provided under the Open Meetings Act.

Step 5. After the local government creating the zone has made its formal presentations to the other taxing units and met with the other taxing units' representatives, it must hold a public hearing on the creation of the reinvestment zone.

The public hearing must be preceded by at least seven days' published notice in a newspaper of general circulation in the city or county creating the zone. At the hearing, the city or county must explain the proposed benefits of the zone. Any interested person is permitted to speak at the hearing. Owners of property that are located within a proposed zone must be given a reasonable opportunity to object to the inclusion of their property within the proposed zone.

Step 6. After the public hearing, the governing body of the city or county may, by ordinance or order, designate a contiguous area as a reinvestment zone for tax increment financing purposes and create the board of directors for the reinvestment zone.

Cities can also designate a noncontiguous geographic area within the city limits, in the extraterritorial jurisdiction of the city or in both as a reinvestment zone. The ordinance or order must be adopted by a simple majority vote of the governing body at an open meeting. Home rule cities may have a higher voting contingent required by the city charter. The adopted ordinance or order should include a finding that development of the area would not occur in the foreseeable future solely through private investment. Also, the ordinance or order must contain a number of other provisions concerning the reinvestment zone. These provisions include:

- a description of the boundaries of the zone with sufficient detail to identify the territory within the zone;
- a designation of the board of directors for the zone and an indication of the number of directors of the board;
- a provision that the zone will take effect immediately on passage of the ordinance;
- an indication of the date for termination of the zone;
- a name for the zone as provided under Tax Code Section 311.004(a)(5);
- a provision establishing a tax increment fund for the zone;

- findings that the improvements within the zone will significantly enhance the value of the taxable property within the zone and will be of general benefit to the city or county, and that the area meets the criteria for designation of a reinvestment zone under Tax Code Section 311.005. This finding does not have to identify the specific parcels of real property.

If designating a reinvestment zone pursuant to a petition of the property owners, the city or county must specify in its ordinance that the reinvestment zone is designated pursuant to Tax Code Section 311.005(a)(4).

Step 7. After the city or county has adopted the ordinance or order creating the zone, the board of directors of the zone must prepare both a “project plan” and a reinvestment zone “financing plan.”

The plans must be as consistent as possible with the preliminary plans the city developed for the zone before the board was created. Specifically, the project plan must include:

- a map showing existing uses and condition of real property within the zone and any proposed improvements and proposed;
- any proposed changes to zoning ordinances, the master plan of the city, building codes or other municipal ordinances;
- a list of estimated non-project costs; and
- a statement of the method for relocating persons who will be displaced as a result of implementing the plan.

If a zone is created pursuant to petition in a county that has a population in excess of 3.3 million, there are certain special requirements of the project plan involving residential housing that must be observed.

In that instance, the reinvestment zone financing plan must contain the following nine items:

- a detailed list of the estimated project costs of the zone, including administrative expenses;
- a list of the kind, number and location of all proposed public works or public improvements within the zone;
- an economic feasibility study;
- the estimated amount of bonded indebtedness to be incurred;
- the timing for incurring costs or monetary obligations;
- the methods for financing all estimated project costs and the expected sources of revenues, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property within the zone;
- the current total appraised value of taxable real property in the zone;
- the estimated captured appraised value of the zone during each year of its existence; and
- the duration of the zone.

The financing plan may provide that the city or county will issue tax increment bonds or notes, the proceeds of which are used to pay project costs for the reinvestment zone. Any such bonds or notes are payable solely from the tax increment fund and must mature within 20 years of the date of issue. Tax increment bonds are issued by ordinance of the city or order of the county without any additional approval required, other than that of the Public Finance Section of the Attorney General’s Office. The characteristics and treatment of these obligations is covered in detail in Tax Code Section 311.015.

After both the project plan and the financing plan are approved by the board of directors of the zone, the plans must also be approved by ordinance or order of the governing body that created the zone. The ordinance or order must be adopted at an open meeting by a simple majority vote of the governing body, unless the city is a home rule city and a higher voting contingent is required by the city charter.

The city's ordinance must find that the plans are feasible and conform to the master plan, if any, of the city or subdivision rules and regulations and, if any, of the county.

At any time after the zone is adopted, the board of directors may adopt an amendment to the project plan. The amendment takes effect on approval of the change by ordinance or order of the city or county that created the zone and in certain cases may require an additional public hearing. There are two circumstances under which an amendment to the project plan or the financing plan will not apply to a school district participating in the zone without official approval by the school district: 1) if the amendment has the effect of directly or indirectly increasing the percentage or amount of the tax increment to be contributed by the school district; or 2) if the amendment requires or authorizes the city or county creating the zone to issue additional tax increment bonds or notes.

Finally, once a city or county designates a tax increment financing reinvestment zone and approves or amends a project plan or financing plan, the city or county must deliver to the State Comptroller's Office a report containing: a general description of each reinvestment zone, a copy of each project plan or financing plan adopted, and "any other information required by the [C]omptroller" that helps in the administration of the central registry. The report must be submitted by April 1 of the year following the year the zone is designated or plan is approved.

Step 8. After the project plan and the reinvestment zone have been approved by the board of directors and by the city or county's governing body, the other taxing units with property within the zone collect the percentage of their increased tax that will be dedicated to the tax increment fund.

The tax increment fund is made up of the contributions by the respective taxing units of a portion of their increased tax revenues that are collected each year under the plan. The taxing units can determine the amount of their tax increment for a year either by:

- the amount of property tax levied and assessed by the unit for that year on the captured appraised value of real property that is taxable and located in the reinvestment zone; or
- the amount of property taxes levied and collected by the unit for that year on the captured appraised value of real property taxable and located in the reinvestment zone.

In practice, taxing units have generally committed in early negotiations with the city or county as to what portion of the tax increment they will contribute to the tax increment fund for the zone.

Any agreement to contribute must indicate the portion of the tax increment to be paid into the fund and the years for which the tax increment will be paid. The agreement may also include other conditions for payment of the tax increment. Only property taxes attributable to real property within the zone are eligible for contribution to the tax increment fund (Tax Code Chapter 311.012.) Property taxes on personal property are not eligible for contribution into the tax increment plan. Cities are allowed to deposit the amount of sales tax attributable to the reinvestment zone into the tax increment fund, in an increment above the base amount of sales tax attributable to the zone in the year the zone was created.

Payment of the taxing unit's increment to the fund must be made by the 90th day after the delinquency date for the unit's property taxes. A delinquent payment incurs a penalty of 5 percent of the amount of delinquent funds and accrues interest at an annual rate of 10 percent. It is important to note, however, that a taxing unit is not required to pay into the tax increment fund the portion of a tax increment that is attributable to delinquent taxes until those taxes are actually collected. Also, the taxing units are not required to pay their portion into the tax increment fund unless within three years of the zone's existence, one of the following items has been met:

- 1) bonds have been issued for the zone,
- 2) the city or county has acquired property in the zone pursuant to the project plan, and/or
- 3) construction of improvements pursuant to the project plan has begun in the zone.

In lieu of permitting a portion of its tax increment to be paid into the tax increment fund, a taxing unit including a city may elect to offer the owners of taxable real property in the zone an exemption from ad valorem taxation for any increase in the property value as provided under the Property Redevelopment and Tax Abatement Act (Tax Code Chapter 312.) Alternatively, a taxing unit, other than a school district, may offer a tax abatement to the property owners in the zone and enter into an agreement to contribute a tax increment into the fund. In either case, any agreement to abate taxes on real property within a tax increment reinvestment zone must be approved both by the board of directors of the zone and by the governing body of each taxing unit that agrees to deposit any of its tax increment into the tax increment fund.

In any contract entered into by the tax increment zone's board of directors with regard to bonds or other obligations, the board may promise not to approve any such tax abatement agreement. If a taxing unit enters into a tax abatement agreement within a tax increment reinvestment zone, the taxes that are abated will not be considered in calculating the tax increment of the abating taxing unit or that taxing unit's deposit into the tax increment fund.

Step 9. Once the reinvestment zone is established, the board of directors of the reinvestment zone must make recommendations to the governing body of the city on the implementation of the tax increment financing.

Once the city, by ordinance, or the county, by order, has created the reinvestment zone, the board of directors may exercise any power granted to them by the Tax Increment Financing Act. By ordinance, resolution or order, the city or county may authorize the board of directors of the reinvestment zone to exercise any of the city or county's powers with respect to the administration, management or operation of the zone or the implementation of the project plan for the zone. However, the city or county may not authorize the board of directors to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan. The board of directors may exercise any of the powers granted to the city under Tax Code Section 311.008, except that the city council must approve any acquisition of real property. Also, the city or county, by ordinance, resolution or order may choose to restrict any power granted to the board of directors by Tax Code Chapter 311.

The board of directors and the city or county can contract with a local government corporation created under the Texas Transportation Corporation Act (Transportation Code Chapter 431, Subchapter D) or a political subdivision to manage the reinvestment zone and/or implement the project or financing plan. The board, the local government corporation or political subdivision administering the zone can contract with the city to pay for city services in the zone out of the portion of the tax increment fund produced by the city, regardless of whether the service or their cost is identified in the project or financing plan.

Either the board of directors, city or county may enter into agreements that are necessary or convenient to implement the project plan and the reinvestment zone financing plan. Such agreements can pledge or provide for the use of revenue from the tax increment fund and/or provide for the regulation or restriction of land use. These agreements are not subject to the competitive bidding requirements in Local Government Code Chapter 252. If the zone was created by petition, the board, with the approval of the city, may impose certain zoning restrictions within the zone.

With the approval of the city or county that created the reinvestment zone, the board of directors may establish and provide for the administration of programs for a public purpose of developing and diversifying the economy, eliminating unemployment and underemployment, and developing or expanding transportation, business and commercial activity in the zone. This power includes programs to make grants and loans from the tax increment fund. Once the board has the approval of the city or the county, the board has all the powers of a city under Local Government Code Chapter 380. If the board is pursuing a project to construct public right-of-ways or infrastructure within the zone, the board may enter into an agreement to pledge tax increment fund revenue to pay for land and easements located outside the zone if:

- the zone is, or will, be served by a rail transportation or bus rapid transit project;
- the land or the rights or easements in the land are acquired for the purpose of preserving the land in its natural or undeveloped condition; and
- the land is located in the county in which the zone is located.

Also, the board of directors is required to implement a program to enhance the participation of “disadvantaged businesses” in the procurement process in a zone created by petition. The program shall make information concerning the procurement process and the opportunities within the zone available to disadvantaged businesses. The board is required to compile an annual report listing the numbers and dollar amounts of contract awarded to disadvantaged businesses during the previous year as well as the total number and dollar amount of all contracts awarded. See Tax Code Section 311.0101(c).

Step 10. The city or county must submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone. The report must be provided within 90 days of the end of the city’s fiscal year. The report must include the following items:

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone;
- the captured appraised value shared by the city and other taxing units;
- the total amount of tax increments received; and
- any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city or county.

State Assistance

Cities and counties with concerns about the tax increment financing laws can seek assistance from the state. The State Comptroller will provide assistance regarding the administration of the Tax Increment Financing Act upon request of the governing body or the presiding officer. Further, the Governor’s Office of Texas Economic Development and Tourism and the Comptroller’s office may provide technical assistance to a city or county regarding the designation of a tax increment financing reinvestment zone or the adoption and execution of project plans or reinvestment zone financing plans.

School Districts

Until September 1, 1999, local school districts were able to reduce the value of taxable property reported to the state to reflect any value lost due to tax increment financing participation by the district. The ability of the school district to deduct the value of the tax increment that it contributed prevented the school district from being negatively affected in terms of state school funding. However, the situation is different for tax increment reinvestment zones created after that date. The Comptroller is statutorily prohibited from reducing taxable property value for school districts to reflect tax increment financing losses for zones that are proposed on or after May 31, 1999. This statutory prohibition affects any amendments to or new tax increment financing agreements the school districts make with cities or counties after September 1, 1999.

Additionally, as of September 1, 2001, some cities may enter into tax increment financing agreements with school districts for certain limited purposes. Cities with a population of less than 130,000 that have territory in three counties may enter into new tax increment financing agreements or may amend existing agreements with a school district located wholly or partially within the reinvestment zone. However, the agreement must be for the dedication of revenue from the tax increment fund to the

school district for the purpose of acquiring, constructing or reconstructing an educational facility located inside or outside the tax increment financing reinvestment zone.

Termination of Reinvestment Zone

A tax increment financing reinvestment zone terminates on the earlier of:

- 1) the termination date designated in the original ordinance or order creating the zone;
- 2) the earlier or later termination date designated by a subsequent ordinance or order; or
- 3) the date on which all project costs, tax increment bonds and interest on those bonds are paid in full.

If the city or county that created the zone designates a later termination date through a subsequent ordinance or order, the other contributing taxing units are not required to pay any of their tax increment after the original termination date unless those taxing units enter into an agreement to continue to pay their tax increment with the city or county that created the zone. Also, a city or county that created the zone can terminate the zone before all debts and obligations are paid in full. The city or county would have to deposit an amount that would suffice to pay the principal of, premium, and interest on all bonds issued with a trustee or escrow agent. The amount deposited would also have to cover any other amounts that may become due to the trustee or escrow agent, including compensation of the trustee or escrow agent.

Annual Reporting and Central Registry

As required by Tax Code 311.016, On or before the 90th day following the end of the fiscal year of the municipality or county, the governing body of a municipality or county shall submit to the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone created by the municipality or county a report on the status of the zone. The report must include

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone; and
- the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

A copy of the annual report must be sent to the attention of the Property Tax Assistance Division to the Texas Comptroller of Public Accounts and the Office of the Attorney General at the same time as the chief executives of the taxing units.

Tax Code 311.019 requires the Comptroller's office to maintain a central registry of all tax increment reinvestment zones. This registry shall contain:

- reinvestment zones designated under the Tax Increment Financing Act;
- project plans and reinvestment zone financing plans adopted pursuant to the Tax Increment Financing Act; and
- annual reports the city or county submitted to the chief executive officer of each taxing unit that levies taxes on property within the zone.

Also, required by Tax Code 311.019, a city or county that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan must deliver to the Comptroller's office a report containing the following information:

- a general description of each reinvestment zone. This description must include the size of the zone; the types of property located in the zone; the duration of the zone; and the guidelines and criteria established for the zone under Section 311.005 of the Tax Code;
- a copy of each project plan or reinvestment zone financing plan adopted; and
- "any other information required by the [C]omptroller" which helps in the administration of the central registry and tax refund for economic development (Tax Code Chapter 111, Subchapter F).

The plan must be delivered before April 1 of the year following the year the zone is designated or the plan is approved. A city or county that amends or modifies a project plan or reinvestment zone financing plan must deliver a copy of the amendment or modifications to the Comptroller before April 1 of the year following the year in which the plan was amended or modified

This page intentionally left blank.

All Tax Increment Reinvestment Zone (TIRZ) Data

The following is a list of Tax Increment Reinvestment Zone (TIRZ) required information that has been sent to the Comptroller since 2001. The list reflects the Comptroller's office best understanding of the information provided by the participating taxing units. Some taxing units may not have reported their TIRZ or reported all the required information on the TIRZ.

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Austin	Sealy #1	12/28/93		12/31/15	22			100%		X		X		X	X		
	Austin County							100%									
	Austin County #1	06/05/09		12/31/39	30			100%		X							
Bee	Beeville	12/09/86	12/08/87	12/31/06	20	08/26/03	20	100%		X		X	X				
	Bee County							100%									
	Beeville ISD							100%									
	Bee County College							100%									
	Beeville WD							100%									
Bell	Temple #1	12/16/82	12/21/87 12/01/88 08/19/99	12/31/22	40			100%		X				X	X	X	X
	Bell County							100%									
	Bell County Road Fund							100%									
	Temple ISD							100%	12/31/22								
	Troy ISD							100%	12/31/22								
	Belton ISD							100%	12/31/22								
	Temple College							100%									
	Elm Creek Flood Control							100%									
	Belton #1	12/14/04		12/31/24	20			100%		X		X		X	X	X	X
	Bell County							100%									
	Killeen #2	11/04/08		12/31/28	20			100%		X		X					X
	Bell County							100%									
	Central Texas College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Bexar	San Antonio #2	12/17/98		09/30/19	20			100%		X		X		X	X		
	Bexar County							100%									
	Edgewood ISD							90%	12/31/09								
	University Health System							100%									
	Alamo Community College							100%									
	San Antonio #4	12/17/98		09/30/17	20			100%				X		X	X		
	Bexar County							100%									
	University Health System							50%									
	San Antonio #5	08/19/98		09/30/09	10			100%		X		X		X	X		
	Bexar County							100%									
	Edgewood ISD							90%	12/31/09								
	University Health System							100%									
	Alamo Community College							100%									
	San Antonio #6	08/19/99		09/30/25	26			100%				X		X	X		
	Bexar County							100% of M&O									
	Southside ISD							100%	12/31/24								
	University Health System							75%									
	Alamo Community College							50%									
	San Antonio #7	12/09/99		09/30/13	14			100%				X	X	X	X		
	Bexar County							100%									
	Alamo Community College							100%									
	San Antonio #9	12/09/99		09/30/14	13			100%				X		X	X		
	Bexar County							100%									
	University Health System							60%									
	Alamo Community College							100%									
	San Antonio #10	12/14/00		09/30/25	25			100%				X		X	X		
	Bexar County							100%									
	Alamo Community College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	San Antonio #11	12/14/00		09/30/15	15			100%				X		X	X		
Bexar	San Antonio #12	12/13/01		09/30/25	24			100%				X		X	X		
	Bexar County							100% of M&O									
	Alamo Community College							50%									
	San Antonio #13							100%				X		X	X		
	Bexar County	12/13/01		09/30/26	25			100% of M&O									
	San Antonio #14	06/13/02		09/30/17	15			100%						X	X		
	Bexar County							100% of M&O									
	Alamo Community College							50%									
	San Antonio #15	06/13/02		09/30/26	24			100%						X	X		
	Bexar County							100%									
	Alamo Community College							100%									
	San Antonio #16	12/09/04		09/30/29	25			85%						X	X		
	San Antonio #17	12/09/04		09/30/29	25			100%						X	X		
	Bexar County							43.75% of M&O									
	San Antonio #19	12/09/04		09/30/24	20			100%						X	X		
	Bexar County							50% of M&O									
	San Antonio River Authority							25%									
	San Antonio #20	12/09/04		09/30/20	16			90%						X	X		
	Bexar County							50% of M&O									
	San Antonio River Authority							25%									
	San Antonio #21	12/16/04		09/30/29	25			90%						X	X		
	Bexar County							50% of M&O									
	San Antonio #22	12/16/04		09/30/29	25			90%						X	X		
	Bexar County							50% of M&O									
	San Antonio #23	12/16/04		09/30/24	20			90%						X	X		
	Bexar County							50% of M&O									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	San Antonio #24	12/16/04		09/30/24	20			100%						X	X		
	San Antonio #25	05/18/06		09/30/31	25			100%						X	X		
	Bexar County							80% of M&O									
	San Antonio #26	06/01/06		09/30/26	20			90%						X			
	San Antonio #27	12/14/06		09/30/31	26			100%							X		
	San Antonio #28	12/07/07		09/30/37	30			75%									
	Bexar County							70% of M&O									
	Alamo Community College							50% of M&O									
Bexar	San Antonio River Authority							60%									
	San Antonio #29	12/07/07		09/30/32	25			90%									
	Bexar County							65% of M&O									
	Selma #1	12/19/02						100%						X			
Bowie	Bexar County							100%									
	San Antonio River Authority							100%									
	Texarkana #1	11/23/09		11/23/34	25			100%			X						
	Texarkana #2	11/23/09		11/23/34	25			100%			X						
Brazoria	Alvin #2	--/--/04												X	X	X	
	Angleton #1	--/--/05												X			
	Manvel #1	--/--/04												X			
	Pearland #1	12/21/98		12/31/28	30			100%		X	X					X	
	Brazoria County							38%									
	Fort Bend County							100% years 1 - 10; 75% years 11 - 20; 50% years 21-30									
	Alvin ISD							100%	12/31/28								
	Bryan #8	12/16/98		12/31/19	21			100%		X	X		X			X	X
Brazos	Brazos County							83%									
	Bryan ISD							27%	12/31/19								

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Brazos	Bryan #10	03/28/00		12/31/25	25			100%		X		X				X	X
	Brazos County							88%									
	Bryan #19	--/--/05						100%								X	X
	Brazos County							83%									
	Bryan #21	--/--/06						100%								X	X
	Brazos County							83%									
	Bryan #22	--/--/07						100%								X	X
	Brazos County							83%									
	College Station #1	12/08/88	12/11/97	12/31/09	20			100%		X	X			X	X	X	X
	Brazos County							100%									
	College Station ISD							\$0.86/\$100	12/31/09								
	College Station #15	03/14/02		02/24/05	3					X		X					
	Brazos County																
Collin	College Station #16	06/22/06		09/30/37	31			100%		X		X			X	X	X
	Brazos County							100% of M&O		X	X	X					
	Allen #1	12/13/05		12/31/30	25			50%		X	X			X	X		X
	Collin County							50%									X
	Allen #2	12/xx/06						50%							X		X
	Frisco #1	02/19/97		12/31/38	41					X							
	Collin County																
	Denton County																
	Frisco ISD							100%	12/31/38								
	Lavon #1	12/12/06		12/31/37	30			50%		X						X	
	Collin County							50%									
	Melissa #1	09/29/05	04/08/08	12/31/36	30			100%		X		X		X	X	X	X
	Collin County							50%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Plano #1	11/23/98	01/16/99	12/31/19	20			100%		X							X
	Collin County							80%									
	Plano ISD							100% of M&O	12/31/19								
	Collin County Community College							100%									
	Plano #2	04/26/99		12/31/14	15			100%		X		X	X				X
	Collin County							80%									
	Plano ISD							100% of M&O									
	Collin County Community College							50%	12/31/14								
Comal	Prosper #1	10/28/08		12/31/45	37			70%-Property Tax 40%-1¢ Sales Tax		X	X						
	New Braunfels #1	05/29/07		12/31/32	25			85%		X	X					X	X
	Comal County							85% for 20 years beginning 2013									
Dallas	Carrollton #1	01/10/06		12/31/30	25			65%								X	X
	Dallas #1	12/14/88		12/31/08	20			100%		X		X			X	X	
	Dallas County							100%									
	Dallas ISD							100%	12/31/04								
	Dallas County Hospital District							100%									
	Dallas County Community College							100%									
	Dallas #2	11/11/92		12/31/12	20			100%		X		X			X	X	
	Dallas County							100%									
	Dallas ISD							\$0.43087/\$100	12/31/09								
	Dallas County Hospital District							100%									
	Dallas County Community College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Dallas #3	11/11/92		12/31/12	20			100%		X		X			X	X	
	Dallas County							100%									
	Dallas ISD							\$0.92/\$100	12/31/12								
	Dallas County Hospital District							100%									
	Dallas County Community College							100%									
	Dallas #4	12/09/92		12/31/12	20			100%		X	X				X	X	
	Dallas County							100%									
	Dallas ISD							50%	12/31/12								
	Dallas County Hospital District							100%									
	Dallas #5	06/26/06						100%							X	X	
	Dallas County							100%									
	Dallas #6	05/27/98						100%							X	X	
	Dallas #7	10/28/98		12/31/19	20			100%		X	X				X	X	
	Dallas County							100%									
	Dallas ISD							100%	12/31/18								
	Dallas County Hospital District							100%									
	Dallas #8	06/08/05		12/31/23	18			90%							X	X	
	Dallas County							55%									
	Dallas #9	04/27/05		12/31/27	22			80%							X	X	
	Dallas County							55%									
	Dallas #10	04/27/05		12/31/27	22			80%							X	X	
	Dallas County							55%									
	Dallas #11	06/05/05		12/31/35	30			90%							X	X	
	Dallas County							55%									
	Dallas #12	06/22/05		12/31/27	22			85%							X	X	
	Dallas County							55%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Dallas #13	10/26/05		12/31/35	30			90%							X	X	
	Dallas County							55%									
	Dallas #14	10/26/05		12/31/35	30			85%							X	X	
	Dallas County							55%									
	Richardson ISD							16.48% of I & S									
	Dallas #15	06/13/07		12/31/29	21			55%							X	X	
	Dallas County							55%									
	Dallas #16	06/13/07		12/31/29	21			55%							X	X	
	Dallas County							55%									
	Farmers Branch #1	12/21/98		12/31/18	20			100%		X							X
	Dallas County							100%									
	Carrollton-Farmers Branch ISD							100%	12/31/18								
	Dallas ISD							35%	12/31/18								
	Dallas County Hospital District							100%									
	Dallas County Community College							100%									
	Valwood Improvement Authority							100%									
	Farmers Branch #2	06/21/99		12/31/20	20			100%		X		X					X
	Dallas County							75%									
	Carrollton-Farmers Branch ISD							100%	06/20/19								
	Dallas County Hospital District							75%									
	Dallas County Community College							100%									
	Grand Prairie #1	07/13/99		12/31/20	20					X	X			X	X	X	X
	Dallas County																
	Grand Prairie ISD							100%	12/31/20								
	Dallas County Hospital District																
	Dallas County Community College																

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Grand Prairie #2	07/13/99		12/31/20	20			100%		X	X			X	X	X	X
	Dallas County							100%									
	Grand Prairie ISD							100%	12/31/20								
	Arlington ISD							100%	12/31/20								
	Dallas County Hospital District							100%									
	Dallas County Community College							100%									
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College District							100%									
	Grand Prairie #3	07/13/99		12/31/20	20			100%		X		X		X	X	X	X
	Tarrant County							100%									
	Cedar Hill ISD							80% of M & O	12/31/20								
	Dallas County Community College							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College District							100%									
	Irving #1	12/22/98		12/21/18	20			100%		X		X					X
	Irving ISD							100%	12/31/18								
	Carrollton-Farmers Branch ISD							100%	12/31/18								
	Dallas County Community College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Mesquite #1	02/03/97		12/31/18	20			100%		X			X				
	Mesquite ISD							100%	12/31/18								
	Mesquite #2	09/21/98		12/31/99	20			100%		X			X				
	Mesquite ISD							100%	12/31/19								
	Mesquite #4							100%		X	X		X				
	Mesquite ISD	06/07/99		12/31/25	25			100%	12/31/25								
	Richardson #1	11/27/06		12/31/31	25			100%		X	X	X	X		X	X	X
	Dallas County							65%									
	Rowlett #1	12/17/02		12/31/33	30			100%		X	X						
	Sachse #1	--/--/03						100%								X	X
Denton	Flower Mound #1	09/19/05		12/31/24	20			100%		X		X		X	X	X	X
	Denton County							100%									
	Lewisville #1	12/17/01		12/31/21	20	12/31/28	28	100%		X	X				X		X
	Denton County							100%									
	Lewisville #2	10/20/08		12/31/38	30			80%									X
	Denton County							80%									
	Little Elm #1	12/02/08		12/31/38	30			100%		X		X					
	Little Elm #2	12/02/08		12/31/38	30			100%		X		X					
Ellis	Midlothian #2	08/25/98	08/25/99	12/31/30	31			100%		X			X	X	X	X	X
	Ellis County							100%									
	Midlothian ISD							100%	12/31/30								
	Midlothian Water District							100%									
	Waxahachie #1	12/16/02	10/06/03	12/16/22	20			100%		X		X		X		X	X
El Paso	El Paso #5	12/19/06		12/31/36	30			100%		X	X				X	X	X
Fort Bend	Missouri #1	08/02/99		12/31/29	30			100%				X	X	X	X	X	X
	Fort Bend County							100%									
	Missouri #2	08/02/99	9/7/2004 08/01/05	12/31/29	30			100%				X	X				X
	Fort Bend County							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Galveston #13	12/27/01		12/31/41	40			100%		X							X
	Galveston County							100% years 1 - 10; 50% years 11-30									
	Galveston County Road & Flood							100% years 1 - 10; 50% years 11-30									
	Galveston County Navigation #1							75% years 1- 20									
	Galveston #14	12/29/03		12/31/33	30			100%		X	X						X
	Galveston County							100%									
	Galveston County Road & Flood							100%									
	Galveston County Navigation #1							75%									
	Hitchcock #1	12/28/99	11/17/03	12/31/20	20					X							
	Galveston County																
	College of the Mainland																
	League City #1	11/18/97		12/31/18	20			100%		X		X					
	Galveston County							100%									
	League City #2	04/27/99		12/31/24	24			100%		X		X		X	X	X	X
	Galveston County							100%									
	Clear Creek ISD							\$0.86/\$100	12/31/24								
	League City #3	02/08/00		12/31/20	20			100%		X		X	X				
	Galveston County							100%									
	League City #4	01/14/03		12/31/32	29					X							
	Texas City #1	12/20/06		12/31/38	32					X	X						
Grayson	Sherman #1	12/09/02		12/31/22	20			100%		X		X		X	X		
	Sherman #2	11/07/05		12/31/25	20			100%				X	X	X	X		
	Sherman #3	11/06/06		12/31/26	25			100%		X		X			X		

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Guadalupe	Schertz #3	01/12/93		12/31/24	20			75%		X		X					
	Guadalupe County							75%									
	Schertz-Cibolo-Universal City ISD							75%									
Harris	Alvin #2	12/22/03		12/31/33	30			100%					X				
	Baytown #1							100%									
	Houston #1	12/12/90	12/22/92	12/31/31	40			100%		X			X	X	X	X	X
	Houston ISD							100%	12/31/31								
	Houston #2	12/14/94	12/19/95 08/17/99	12/31/25	30			100%		X		X		X	X	X	X
	Harris County							100%									
	Houston ISD							100% Annexation \$0.96/100	12/31/25								
	Harris County Flood Control District							100%									
	Houston Community College							100%									
	Houston #3	12/13/95	12/16/98 --/--/05	12/31/25	29			100%		X		X	X	X	X	X	X
	Harris County							100%									
	Houston ISD							100%	12/131/25								
	Harris County Flood Control District							100%									
	Harris County Hospital District							100%									
	Port of Houston Authority							100%									
	Houston #4	09/25/96	05/07/97	12/31/16				100%		X		X		X	X	X	X
	Houston ISD							\$1.384/\$100	12/31/16								
	Houston #5	12/18/96		12/31/16	20			100%		X		X		X	X	X	X
	Harris County							100%									
	Houston ISD*							100%	12/31/16								

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Houston #6	01/15/97		12/31/27	30			100%		X		X		X	X	X	X
	Houston ISD							\$1.384/\$100	12/31/27								
	Houston #7	05/07/97	12/09/98	12/31/28	30			100%		X		X	X	X	X	X	X
	Harris County							100%									
	Houston ISD							100%	12/31/28								
	Houston #8	12/10/97	07/07/99	12/31/28	30			100%		X		X		X	X	X	X
	Harris County							100%									
								100% Annexation \$0.96/\$100	12/31/28								
	Houston #9	12/17/97		12/31/22	25			100%		X		X		X	X	X	X
	Harris County							100%									
	Houston ISD							100%	12/31/22								
	Houston #10	12/17/97	08/11/99	12/31/27	30			100%		X		X		X	X	X	X
	Harris County*							50%									
								100% Annexation \$0.86/\$100	12/31/27								
	Houston #11	08/26/98		12/31/28	30			100%		X		X		X	X	X	X
	Harris County							50% starting 2001									
	Aldine ISD							100%	12/31/28								
	Spring ISD							\$0.86/\$100	12/31/28								
	North Harris Montgomery Community College District							100%									
	Houston #12	12/028/98		12/31/28	30			100%		X		X		X	X	X	X
	Houston ISD							100%	12/31/28								

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Houston #13	12/028/98		12/31/28	30			100%		X		X		X	X	X	X
	Harris County							100%									
	Houston ISD							100%	12/31/28								
	Houston #14	06/06/99		12/31/29	30			100%		X		X	X	X	X	X	X
	Houston ISD							\$0.96/\$100	12/31/29								
	Houston #15	07/07/99	xx/xx/08	12/31/29	30			100%		X		X		X	X	X	X
	Houston ISD							\$0.96/\$100	12/31/29								
	Houston #16	07/07/99		12/31/29	30			100%		X		X		X	X	X	X
	Houston ISD							\$0.96/\$100	12/31/29								
	Houston #17	07/21/99		12/31/29	30			100%				X		X	X	X	X
	Houston #18	07/21/99		12/31/29	30			100%		X		X		X	X	X	X
	Houston ISD							\$0.96/\$100	12/31/29								
	Houston #19	07/21/99		12/31/29	30			100%		X		X	X	X	X	X	X
	Houston ISD							\$0.96/100	12/31/29								
	Houston #20	12/15/99		12/31/29	30			100%				X		X	X	X	X
	Houston #21	12/17/03		12/31/33	30			100%		X	X			X	X	X	X
	Houston #22	12/23/03		12/31/33	30			100%		X	X	X		X	X	X	X
	LaPorte #1	05/24/99	08/09/99	12/31/29	30			100%		X							
	Harris County							75%									
	LaPorte ISD							\$0.86/\$100	12/31/29								
	Nassau Bay #1	12/10/07		12/31/37	30			90%								X	
Hays	San Marcos #2	05/--/05			30			100%									X
	Hays County*							50%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Hidalgo	Alamo #1	12/16/08		12/31/33	25			100%		X							
	Donna #1	08/08/06		12/31/331	25			100%		X							
	Hidalgo County							100% of M&O									
	Hidalgo #1	xx/XX/08						100%									X
	Edinburg #1	09/04/07		09/06/37	30			100%		X	X	X					
	Hidalgo County							100%									
	Edinburg #3	11/18/08		12/31/37	30			82%		X	X	X					
	Hidalgo County							87%									
	Mercedes #1	12/30/08		12/31/32	24					X							
	Mission #1	09/24/01	12/10/01	12/31/30	30			100%		X		X		X	X		X
	Hidalgo County							86.3%									
	Penita #1	11/03/04		12/31/34	30					X							
Hockley	Levelland #1	06/19/06		12/31/30	25			100%		X	X			X		X	X
	Hockley County							100%									
	High Plain Underground Water Conservation District							100%									
	Levelland #2	04/09/09		12/31/28	20			100%		X		X					X
	Hockley County							100%									
	High Plain Underground Water Conservation District							100%									
Jefferson	Beaumont #1	--/--/82															
Johnson	Cleburne #1	03/27/01		12/31/21	20			100%		X		X		X	X	X	
	Johnson County							100%									
	Cleburne #2	--/--/02						100%						X	X	X	
	Johnson County							100%									
Kaufman	Terrell #1	--/--/07						100%								X	X
	Kaufman County							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Lubbock	Lubbock #1	12/03/01		12/31/21	20			100%					X	X			X
	Lubbock County							100%									
	Lubbock County Hospital District							100%									
	High Plain Underground Water Conservation District							100%									
	Lubbock #2	03/14/020		12/31/32	30			100%					X	X			X
	Lubbock County							100%									
	Lubbock County Hospital District							100%									
	High Plain Underground Water Conservation District							100%									
	Lubbock #3	12/16/09		12/31/39	30			100%		X							
McLennan	Waco #1	12/14/82		12/31/22	40			100%		X			X	X	X	X	X
	McLennan County							100%									
	Waco ISD							100%	12/31/22								
	McLennan Community College							100%									
	Waco #2	08/23/83		12/31/23	40			100%		X				X	X	X	X
	McLennan County							100%									
	Waco ISD							100%	12/31/23								
	McLennan Community College							100%									
	Waco #3	04/08/86		12/31/26	40			100%		X				X	X	X	X
	McLennan County							100%									
	Waco ISD							100%	12/31/26								
	McLennan Community College							100%									
Midland	Midland #1	03/20/01		02/27/32	30			100%		X		X		X	X	X	X
	Midland County							100%									
	Midland County Hospital District							100%									
	Midland College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Montgomery	Conroe #2	09/13/01		12/31/17	16			100%		X		X					
	Conroe #3	12/13/01		12/31/28	27			100%		X		X					
Navarro	Corsicana #1	08/21/01		12/31/21	20			100%				X		X			
	Navarro County							100%									
	Navarro College							100%									
Nueces	Corpus Christi #2	--/--/00						100%						X	X		
	Nueces County							100%									
	Nueces County Hospital District							100%									
	Corpus Christi Junior College							100%									
Potter	Amarillo #1	12/12/06		12/31/36	30			100%		X	X	X			X		
	Potter County							100%									
	Panhandle Underwater District							100%									
	Amarillo Junior College							100%									
Rockwall	Rockwall #1	08/02/04		12/31/43	38			100%				X	X	X	X	X	
	Rockwall County							100% on 6 tracts; 50% on rest									
San Patricio	Ingleside #1	--/--/07										X			X		
Smith				90 Days after all project costs are paid				0%							all costs are paid		
	Lindale #1	07/16/96								X		X		X			
	Lindale ISD #1							100%									
	Tyler #1	12/23/98		12/31/19	20			0%		X		X		X	X	X	X
	Smith County							100%									
	Tyler ISD							100%	12/31/19								
	Tyler Junior College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
Somervale	Glen Rose #1	12/--/98						100%									
	Somervale County							100%									
	Glen Rose ISD							50% for 2 years	12/31/00								
	Somervale County Water District							100%									
Starr	Roma #1	/07						100%									X
	Starr County							100%									
Tarrant	Arlington #1	11/03/98		12/31/18	20			100%		X		X		X	X	X	X
	Tarrant County							100%									
	Arlington ISD							100% of M&O	12/31/18								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Arlington #2	10/25/05		12/31/20	15			100%						X	Terminate d		
	Arlington #3	10/25/05		12/31/20	15			100%						X	X	Terminate d	
	Arlington #4	11/22/05		12/31/25	20			100%				X		X	X	X	X
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Arlington #5	12/19/06		12/19/26	20			100%				X			X	X	X
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Arlington #6	12/18/07		12/31/36	30							X					

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Benbrook #1	--/--/02															
	Burleson #1	11/08/01		12/31/20	20			100%		X		X		X			
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Burleson #2	12/15/05		12/31/24	20			100%		X		X		X			
	Johnson County							100%									
	Colleyville #1	11/04/98	12/15/98	12/31/18	20	12/31/30	31	100%		X		X	X				
	Tarrant County							100%									
	Grapevine Colleyville ISD							100% of M&O	12/31/30								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Fort Worth #2	12/19/95 (A)	08/10/99 (B)	12/31/35	40			100% A & B		X		X	X	X	X	X	X
	Denton County							100% A Only									
	Northwest ISD							100% A & B									
	Fort Worth #3	12/19/95	10/02/01 10/30/01 09/26/06	12/31/25	30			100%		X				X	X	X	X
	Tarrant County							100%									
	Fort Worth ISD							City Tax Rate	12/31/25								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Regional Water District							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Fort Worth #4	11/25/97		12/31/22	25			100%		X				X	X	X	X
	Tarrant County							100%									
	Fort Worth ISD							100%	12/31/22								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Regional Water District							100%									
	Fort Worth #5	12/20/00		12/31/40	40			100%		X							
	Fort Worth #6	11/12/02		12/31/36	33			0%		X				X	X	X	X
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College							80%									
	Regional Water District							100%									
	Fort Worth #7	12/09/03		12/31/19	15			80%		X		X		X	X	X	X
	Tarrant County							80%									
	Tarrant County Hospital District							80%									
	Regional Water District							100%									
	Fort Worth #8	12/09/03		12/31/24	20			100%		X		X		X	X	X	X
	Tarrant County							80%									
	Tarrant County Hospital District							80%									
	Tarrant County College							80%									
	Regional Water District							100%									
	Fort Worth #9	12/09/03		12/31/28	25	12/31/44	40	80%		X		X		X	X	X	X
	Tarrant County							80%									
	Tarrant County Hospital District							80%									
	Tarrant County College							80%									
	Regional Water District							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Fort Worth #10	06/15/04	12/09/08	12/31/25	20			100% for 15 years; 90% for 5 years		X		X		X	X	X	X
	Tarrant County							80% for 5 years; 70% for 5 years; 50% for 10 years									
	Tarrant County Hospital District							80% for 5 years; 70% for 5 years; 50% for 10 years									
	Tarrant County College							50%									
	Regional Water District							60%									
	Fort Worth #11	12/07/04		12/31/25	20			100%		X	X			X	X	X	X
	Tarrant County							50%									
	Tarrant County Hospital District							50%									
	Regional Water District							100%									
	Fort Worth #12	07/18/06		12/27/27	20			100%		X	X			X	X	X	X
	Tarrant County							100%									
	Tarrant County Hospital District							80%									
	Tarrant County College							50%									
	Regional Water District							100%									
	Fort Worth #13	11/27/07		12/31/28	20			100%		X	X				X	X	X
	Tarrant County							80%									
	Tarrant County Hospital District							80%									
	Tarrant County College							50%									
	Regional Water District							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Grapevine #1	02/20/96		12/31/16	20			100%		X				X			
	Tarrant County							100%									
	Grapevine Colleyville ISD							100%	12/31/16								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	Grapevine #2	12/08/98		12/31/30	32			100%		X	X			X			
	Grapevine Colleyville ISD							100% of M&O	12/31/30								
	Keller #1	12/01/98		12/31/18	20			100%		X				X	X	X	X
	Tarrant County							66%									
	Keller ISD							100% of M&O	12/31/18								
	Tarrant County Hospital District							66%									
	Tarrant County College							100%									
	North Richland Hills #1	09/14/98		12/31/19	20			100%		X	X			X	X	X	X
	Tarrant County							100%									
	Birdville ISD							100%	12/31/19								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
	North Richland Hills #2	10/25/99		12/31/27	27			100%			X			X	X	X	X
	Tarrant County							100%									
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									

County	Lead Taxing Unit Other Participating Taxing Units	Designation Date	Enlargement or Annexation Date	Expiration Date	Years Duration	Extended Termination Date	Additional Years Extended	Participation Level	ISD Participation Expires per Interlocal Agreement	Designating Ordinance per Tax Code § 311.019	Preliminary Project & Finance Plan per Tax Code § 311.019	Project & Finance Plan per Tax Code § 311.019	Amended Project & Finance Plan per Tax Code § 311.019	Annual Report FY06 per Tax Code § 311.016	Annual Report FY07 per Tax Code § 311.016	Annual Report FY08 per Tax Code § 311.016	Annual Report FY09 per Tax Code § 311.016
	Southlake #1	09/23/97	12/02/97	12/31/18	20			100%		X				X			
	Tarrant County							100%									
	Carroll ISD							100% of M & O	12/31/18								
	Tarrant County Hospital District							100%									
	Tarrant County College							100%									
Travis	Austin #15	09/06/99		12/31/29	30			\$100,000		X	X				X	X	X
	Austin #16	12/16/04		12/31/45	40			100%		X					X	X	X
	Austin #17	06/21/07		12/31/28	20			100%							X	X	X
	Travis County							50%									
	Austin #18	12/xx/08						100%									X
Val Verde	Del Rio #1	06/14/05		06/14/30	25			100%		X		X					
	Val Verde County							100%									
Waller	Katy #1	12/22/97		12/31/18	20			100%		X							
	Katy ISD							100% of M & O	12/31/18								
Wichita	Wichita Falls #2	08/16/05		07/31/25	20			100%		X		X					
	Burkburnett #1	02/20/06		01/31/26	20			100%		X		X			X	X	X
	Wichita County							100%									
Williamson	Georgetown #1	12/19/03		12/31/33	30			100%		X	X			X			
	Georgetown #2	11/09/04		12/31/29	25			100%		X	X			X			
	Taylor #1	10/25/05						100%						X	X	X	X
	Williamson County							100%									
Wise	Bridgeport #1	12/18/07		12/31/36	30			100%		X		X			X		

This page intentionally left blank.

Summary of Reported Data - Tax Increment Reinvestment Zone (TIRZ)

The following data is a summary of each Tax Increment Reinvestment Zone (TIRZ) by county of annual reports sent to the Comptroller for FY 2008 and/or FY 2009. Summary data that was reported to the Comptroller's office from 1997 through 2007 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's website Window on State Government at <http://www.taxinfo/proptax/archives.html>.

The following describes the data elements of the TIRZ Registry:

County – the county where the property to be abated is located.

Zone Name and Description – the designation date, assigned name and number, duration, size and proposed improvements.

Participating Taxing Units and Percentage of Participation – the names of all taxing units participating in the zone and the percentage of their participation.

Tax Increment Base – the value of the real property in the zone the year it is designated.

Total Appraised Value – the value of the real property in the zone the year information is reported.

Captured Appraised Value – the difference in the value of the real property in the zone the year it is designated and the current year (also called the tax increment.)

Outstanding Bonded Indebtedness – the amount of principal and interest due on bonded indebtedness.

Reported for Fiscal Year – revenue and expenditures for the report year to the nearest whole dollar.

Note: The information in these summaries reflects Comptroller's office best interpretation of annual reports, project plans and financial plans provided by the cities. The summary contains only the information reported to us. Some cities have not reported their TIRZ or reported all the information from the statute.

Bell County

City of Temple – TIRZ #1

City of Temple established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on 12,800-acre tract of business land. The proposed improvements to the property in the TIRZ include the proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Temple	100%
Bell County	100%
Temple Independent School District	100%
Troy Independent School District	100%
Belton Independent School District	100%
Temple College District	100%
Bell County Road District	100%
Elm Creek Flood Control District	100%

1982 Tax Increment Base

\$22,817,648

2009 Total Appraised Value

\$254,643,001

2009 Captured Appraised Value

\$231,825,315

Outstanding Bonded Indebtedness

Bond Series 2003	\$16,495,420
Certificate of Obligation Bonds Series 2008	22,171,009
Bonds Series 2008	<u>15,529,378</u>
Total	\$54,195,807

Reported for 2009 fiscal year:

Revenue	\$10,932,505
Expenditures	\$10,932,505

Source - City of Temple TIRZ #1 Annual Report FY 2009

City of Belton – TIRZ #1

City of Belton established Tax Increment Reinvestment Zone #1 in 2004 for 20 years on a 2,885-acre tract of business land. The proposed improvements to the property in the TIRZ include The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Belton	100%
Bell County	100%

2004 Tax Increment Base

\$61,651,200

2009 Total Appraised Value

\$101,313,436

2009 Captured Appraised Value

\$46,662,236

Outstanding Bonded Indebtedness

2009	\$2,007,635
------	-------------

Reported for 2009 fiscal year:

Revenue	\$454,942
Expenditures	\$523,689

Source - City of Belton TIRZ #1 Annual Report FY 2009

City of Killeen– TIRZ #1

City of Killeen established Tax Increment Reinvestment Zone #1 in 2008 for 20 years on 2,100-acres of vacant and partially developed land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Killeen	100%
Bell County	100%
Central Texas College	100%

2008 Tax Increment Base

\$107,812,487

2009 Total Appraised Value

\$108,334,647

2009 Captured Appraised Value

\$522,160

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$6,328
Expenditures	\$0

Source - City of Killeen TIRZ #1 Annual Report FY 2009

Bowie County

City of Texarkana – TIRZ #1

City of Texarkana established Tax Increment Reinvestment Zone #1 (I-30) in 2009 for 25 years on an 868-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development;
2. Construction of a storm sewer and drainage pond as well as sanitary sewers;
3. Construction of a landscaping, streetscape, fountains, historic building facades, works of art, bench, plaza squares, pedestrian malls, trails and other public spaces;
4. Construction of parks and outdoor performance spaces, bicycle routes and facilities; and
5. Construction of utility line relocation and installation, public transportation project, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Texarkana	100%
-------------------	------

2009 Tax Increment Base

\$184,730,963

2009 Total Appraised Value

\$184,730,963

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Texarkana TIRZ #1 Annual Report FY 2009

City of Texarkana – TIRZ #2

City of Texarkana established Tax Increment Reinvestment Zone #2 (Downtown Zone) in 2009 for 25 years on a 173-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development;
2. Construction of a storm sewers and drainage pond as well as sanitary sewers;
3. Construction of a landscaping, streetscape, fountains, historic building facades, works of art, bench, plaza squares, pedestrian malls, trails and other public spaces;
4. Construction of parks and outdoor performance spaces, bicycle routes and facilities; and
5. Construction of utility line relocation and installation, public transportation project, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Texarkana	100%
-------------------	------

2009 Tax Increment Base

\$57,373,408

2009 Total Appraised Value

\$57,373,408

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Texarkana TIRZ #2 Annual Report FY 2009

Brazoria County

City of Alvin – TIRZ #2

City of Alvin established Tax Increment Reinvestment Zone #2 in 2004. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Alvin	100%
---------------	------

2004 Tax Increment Base

\$286,780

2008 Total Appraised Value

\$1,062,920

2008 Captured Appraised Value

\$776,140

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Fund Balance	\$6,237
Revenue	\$0

Source - City of Alvin TIRZ #2 Annual Report FY 2008

City of Pearland – TIRZ #1

City of Pearland established Tax Increment Reinvestment Zone #1 in 1998 for 30 years on a 3467-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ are to facilitate mixed use development with a self-sustaining tax base for the city and other participating taxing entities.

Participating Taxing Units and Percentage of Participation

City of Pearland	100%
Brazoria County	38%
Fort Bend County	100% years 1-10 75% years 11-21 50% years 21-30
Alvin ISD	100%

1998 Tax Increment Base

\$7,172,980

2008 Total Appraised Value

\$1,311,194,101

2008 Captured Appraised Value

\$1,304,021,121

Outstanding Bonded Indebtedness

Bond Series 2004	\$19,516,819
Bond Series 2005	12,446,120
Bond Series 2006	14,362,990
Bond Series 2007	<u>25,578,762</u>
Total	\$71,904,691

Reported for 2008 fiscal year:

Revenue	\$1,638,990
Expenditures	\$0

Source - City of Pearland TIRZ #2 Annual Report FY 2008

Brazos County

City of Bryan - TIRZ #8

City of Bryan established Tax Increment Reinvestment Zone #8 in 1998 for twenty-years on a 352-acre tract of agricultural land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	83%
Bryan ISD	27%

1999 Tax Increment Base

\$35,803

2009 Total Appraised Value

\$122,186,000

2009 Captured Appraised Value

\$122,150,197

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,468,673
Expenditures	\$1,745,687

Source - City of Bryan TIRZ #8 Annual Report FY 2009

City of Bryan - TIRZ #10

City of Bryan established Tax Increment Reinvestment Zone #10 (Tradition's Golf Club at University Ranch) in 2000 for twenty-five years on a 816.93-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	88%

2000 Tax Increment Base

\$637,640

2009 Total Appraised Value

\$81,855,365

2009 Captured Appraised Value

\$81,217,725

Outstanding Bonded Indebtedness

Series 2003	\$1,525,308
-------------	-------------

Reported for 2009 fiscal year:

Revenue	\$1,285,851
Expenditures	\$1,799,799

Source - City of Bryan TIRZ #10 Annual Report FY 2009

City of Bryan - TIRZ #19

City of Bryan established Tax Increment Reinvestment Zone #19 in 2005. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	83%

2005 Tax Increment Base

\$2,213,289

2009 Total Appraised Value

\$12,222,530

2009 Captured Appraised Value

\$10,009,241

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$843,099
Expenditures	\$796,998

Source - City of Bryan TIRZ #19 Annual Report FY 2009

City of Bryan - TIRZ #21

City of Bryan established Tax Increment Reinvestment Zone #21 in 2006. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	83%

2006 Tax Increment Base

\$41,070,995

2009 Total Appraised Value

\$43,915,850

2009 Captured Appraised Value

\$2,844,855

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$61,961
Expenditures	\$74,829

Source - City of Bryan TIRZ #21 Annual Report FY 2009

City of Bryan - TIRZ #22

City of Bryan established Tax Increment Reinvestment Zone #22 in 2007. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	83%

2007 Tax Increment Base

\$2,038,090

2009 Total Appraised Value

\$8,388,060

2009 Captured Appraised Value

\$6,349,970

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$179,693
Expenditures	\$400,425

Source - City of Bryan TIRZ #22 Annual Report FY 2009

City of College Station – TIRZ #1

City of College Station established Tax Increment Reinvestment Zone #1 (Wolf Pen Creek) in 1988 and enlarged it in 1998 for 20 years on a 437.87-acre tract of land. The proposed improvements to the property in the TIRZ include:

1. Core Area – improvements include various park elements and improvements designed to address drainage and erosion problems as well as develop a linear park, major water features and focal points; and
2. Corridor Area – improvements include community facilities and expansion of the park elements beyond the core area as well as support facilities.

Participating Taxing Units and Percentage of Participation

City of College Station	100%
Brazos County	100%
College Station Independent School District	\$0.86 per \$100 Value

1988 Tax Increment Base

\$18,504,453

2009 Total Appraised Value

\$76,499,570

2009 Captured Appraised Value

\$57,995,117

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,001,856
Expenditures	\$912

Source - City of College Station TIRZ #1 Annual Report FY 2009

City of College Station – TIRZ #16

City of College Station established Tax Increment Reinvestment Zone #16 (Northgate) in 2006 for 21 years on a 141.94-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a convention center; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of College Station	100%
Brazos County	100% of M&O Rate

2006 Tax Increment Base

\$71,519,668

2009 Total Appraised Value

\$91,607,415

2009 Captured Appraised Value

\$20,087,747

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$87,125
Expenditures	\$141,641

Source - City of College Station TIRZ #16 Annual Report FY 2009

Collin County

City of Allen – TIRZ #1

City of Allen established Tax Increment Reinvestment Zone #1 (Garden District) in 2005 for 20 years on a 122-acre tract of mixed use land. The proposed improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems; and
2. Public parking.

Participating Taxing Units and Percentage of Participation

City of Allen	50%
Collin County	50%

2005 Tax Increment Base

\$2,424,098

2009 Total Appraised Value

\$67,608,590

2009 Captured Appraised Value

\$65,184,492

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$522,579
Expenditures	\$568,982

Source - City of Allen TIRZ #1 Annual Report FY 2009

City of Allen – TIRZ #2

City of Allen established Tax Increment Reinvestment Zone #2 (Central Business District) in 2006. The duration of the zone and the number of acres were not reported. The proposed construction improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems; and
2. Public parking.

Participating Taxing Units and Percentage of Participation

City of Allen	50%
---------------	-----

2006 Tax Increment Base

\$80,757,017

2009 Total Appraised Value

\$122,817,895

2009 Captured Appraised Value

\$42,060,878

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$108,623
Expenditures	\$108,543

Source - City of Allen TIRZ #2 Annual Report FY 2009

City of Lavon – TIRZ #1

City of Lavon established Tax Increment Reinvestment Zone #1 in 2006 for 30 years. The number of acres and the proposed improvements to the zone not reported.

Participating Taxing Units and Percentage of Participation

City of Allen	50%
Collin County	50%

2006 Tax Increment Base

\$5,067,916

2009 Total Appraised Value

\$64,240,040

2009 Captured Appraised Value

\$59,413,163

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Lavon TIRZ #1 Annual Report FY 2009

City of Melissa – TIRZ #1

City of Melissa designated Tax Increment Reinvestment Zone #1 in 2005 for 30 years on 644 acres of land. The proposed construction improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems; and
2. Public plaza and open space.

Participating Taxing Units and Percentage of Participation

City of Melissa	100%
Collin County	50%

2005 Tax Increment Base

\$13,583,109

2009 Total Appraised Value

\$25,573,154

2009 Captured Appraised Value

\$11,990,045

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$987,392
Expenditures	\$63,230

Source - City of Melissa TIRZ #1 Annual Report FY 2009

City of Plano – TIRZ #1

City of Plano established Tax Increment Reinvestment Zone #1 (Mall) in 1998 and enlarged it in 1999 for twenty years on a 148-acre tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems;
2. Public parking; and
3. Rights-of-way clearance.

Participating Taxing Units and Percentage of Participation

City of Plano	100%
Collin County	80%
Plano ISD	100% of M&O Rate
Collin County Community College	100%

1998 Tax Increment Base

\$21,278

2009 Total Appraised Value

\$261,830,403

2009 Captured Appraised Value

\$261,809,125

Outstanding Bonded Indebtedness

Not reported

Reported for 2009 fiscal year:

Revenue	\$4,526,434
Expenditures	\$4,740,878

Source - City of Plano TIRZ #1 Annual Report FY 2009

City of Plano – TIRZ #2

City of Plano established Tax Increment Reinvestment Zone #2 (Historic Downtown) in 1999 for fifteen years on a tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Developing the Plana Performing Arts Center;
2. Downtown Center redevelopment;
3. Street infrastructure to include landscaping, signage & information systems;
4. Public parking; and
5. Rights-of-way clearance.

Participating Taxing Units and Percentage of Participation

City of Plano	100%
Collin County	80%
Plano ISD	100% of M&O Rate
Collin County Community College	50%

1999Tax Increment Base

\$317,040,980

2009 Total Appraised Value

\$519,308,906

2009 Captured Appraised Value

\$227,558,731

Outstanding Bonded Indebtedness

Not reported

Reported for 2009 fiscal year:

Revenue	\$3,519,027
Expenditures	\$2,979,121

Source - City of Plano TIRZ #2 Annual Report FY 2009

City of Prosper – TIRZ #1

City of Prosper established Tax Increment Reinvestment Zone #1 in 2008 for thirty-six years on a 803.16-acre tract of agricultural land. The proposed improvements to the property in the TIRZ include:

1. Construct public infrastructure for high quality development, including storm water drainage, thoroughfares, internal streets, walks and public utilities; and
2. Stimulate private development of approximately 4.7 million square feet of gross floor area in the zone to include 2.7 million square feet of retail space, 1.5 million square feet of residential space and 500,000 square feet of office space.

Participating Taxing Units and Percentage of Participation

Town of Prosper	70% of property tax 40% of sales tax
-----------------	---

2008 Tax Increment Base

\$4,589,345

2008 Total Appraised Value

\$4,589,345

2008 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

Not reported

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – Town of Prosper Designating Ordinance, Preliminary Project and Finance Plan, October 2008

Comal County

City of New Braunfels – TIRZ #1

City of New Braunfels established Tax Increment Reinvestment Zone #1 in 2007 for 25 years on 492 acres of agricultural land. The proposed improvements to the property in the TIRZ include building the infrastructure to support commercial development.

Participating Taxing Units and Percentage of Participation

City of New Braunfels	85%
Comal County	85%

2007 Tax Increment Base

\$3,387,290

2009 Total Appraised Value

\$51,278,840

2009 Captured Appraised Value

\$47,891,550

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$184,323
Expenditures	\$0

Source - City of New Braunfels TIRZ #1 Annual Report FY 2009

Dallas County

City of Carrollton – TIRZ #1

City of Carrollton established Tax Increment Reinvestment Zone #1 in 2006 for 25 years on a 1,047 acre tract of land. The proposed improvements to the property in the TIRZ include were not reported.

Participating Taxing Units and Percentage of Participation

City of Carrollton	65%
--------------------	-----

2006 Tax Increment Base

\$130,950,077

2009 Total Appraised Value

\$150,870,473

2009 Captured Appraised Value

\$19,920,396

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$123,513
Expenditures	\$0

Source - City of Carrollton TIRZ #1 Annual Report FY 2009

City of Dallas – TIRZ #1

City of Dallas established Tax Increment Reinvestment Zone #1 (State-Thomas) in 1988 for 20 years. The number of acres was not reported for the tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Develop residential housing, including apartments and townhouses; and
3. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1988 Tax Increment Base

\$47,506,802

2008 Total Appraised Value

\$443,347,063

2008 Captured Appraised Value

\$395,840,261

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$345,585
Expenditures	\$443,339

Note: This TIF is no longer collecting tax revenue as the duration of the zone has expired. The funds of the zone will be used to pay off existing committed obligations.

Source - City of Dallas TIRZ #1 Annual Report FY 2008

City of Dallas – TIRZ #2

City of Dallas established Tax Increment Reinvestment Zone #2 (Cityplace) in 1992 for 20 years. The number of acres was not reported for the tract of retail, commercial and multi-family land.

The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Encourage residential development, including apartments and townhouses;
3. Provide opportunities for retail uses supporting neighborhood needs; and
4. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	\$0.43087/\$100

1992 Tax Increment Base

\$45,065,342

2008 Total Appraised Value

\$481,468,434

2008 Captured Appraised Value

\$436,403,092

Outstanding Bonded Indebtedness

Series 1998 & 2000	\$8,185,303
--------------------	-------------

Reported for 2008 fiscal year:

Revenue	\$7,805,346
Expenditures	\$2,461,814

Source - City of Dallas TIRZ #2 Annual Report FY 2008

City of Dallas – TIRZ #3

City of Dallas established Tax Increment Reinvestment Zone #3 (Oak Cliff Gateway) in 1992. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Develop residential housing, including apartments and townhouses; and
3. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	\$0.92/\$100

1992 Tax Increment Base

\$38,570,128

2008 Total Appraised Value

\$97,653,772

2008 Captured Appraised Value

\$59,083,652

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$744,200
Expenditures	\$342,044

Source - City of Dallas TIRZ #3 Annual Report FY 2008

City of Dallas – TIRZ #4

City of Dallas established Tax Increment Reinvestment Zone #4 (Cedars) in 1992. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve the infrastructure within and adjacent to the district to promote new investment;
2. Add 700 residential units;
3. Add 400 hotel/motel rooms;
4. Add 55,000 square feet of retail; and
5. Add 300,000 square feet of service center/flex office.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas Independent School District	50%

1992 Tax Increment Base

\$35,300,760

2008 Total Appraised Value

\$83,067,265

2008 Captured Appraised Value

\$47,766,505

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$462,361
Expenditures	\$367,456

Source - City of Dallas TIRZ #4 Annual Report FY 2008

City of Dallas – TIRZ #5

City of Dallas established Tax Increment Reinvestment Zone #5 (City Center) in 1996. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting, and improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots;
2. Provide public parking to encourage redevelopment of underutilized downtown office and retail space;
3. Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to various areas;
4. Direct overall development of the City Center area through the application of design standards for public improvement and design guidelines for private investment; and
5. Complement and protect existing historic structures.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%

1996 Tax Increment Base

\$876,190,327

2008 Total Appraised Value

\$1,506,003,339

2008 Captured Appraised Value

\$629,813,011

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$5,242,705
Expenditures	\$4,797,083

Source - City of Dallas TIRZ #5 Annual Report FY 2008

City of Dallas – TIRZ #6

City of Dallas established Tax Increment Reinvestment Zone #6 (Farmers Market) in 1998. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Complete a program of infrastructure replacement and enhancement to provide a foundation for development;
2. Encourage residential development, including apartments and townhouses;
3. Provide opportunities for retail uses supporting neighborhood needs;
4. Encourage high standards of environmental excellence throughout the area; and
5. Encourage the development of design standards for public improvement and design guidelines for private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
----------------	------

1998 Tax Increment Base

\$27,706,851

2008 Total Appraised Value

\$111,587,540

2008 Captured Appraised Value

\$83,880,689

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$550,443
Expenditures	\$22,046

Source - City of Dallas TIRZ #6 Annual Report FY 2008

City of Dallas – TIRZ #7

City of Dallas established Tax Increment Reinvestment Zone #7 (Sports Arena) in 1998. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include completion of a program of infrastructure replacement and enhancement to provide a foundation for development.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas Independent School District	100%

1998 Tax Increment Base

\$16,423,773

2008 Total Appraised Value

\$574,257,867

2008 Captured Appraised Value

\$557,834,094

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$5,312,395
Expenditures	\$1,466,239

Source - City of Dallas TIRZ #7 Annual Report FY 2008

City of Dallas – TIRZ #8

City of Dallas designated Tax Increment Reinvestment Zone #8 (Design District) in 2005 on approximately 182.4 acres. The duration of the zone was not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through sidewalk, landscaping, lighting and design standards;
2. Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the design district;
3. Upgrade basic infrastructure;
4. Coordinate linkages with the DART;
5. Direct overall development of Design District through application of design guidelines for public improvements and private development;
6. Encourage development of residential housing and retail development;
7. Develop and fund the Old Trinity Trail; and
8. Address parking constraints.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	55%

2005 Tax Increment Base

\$141,852,062

2008 Total Appraised Value

\$235,021,240

2008 Captured Appraised Value

\$93,169,178

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$0
Expenditures	\$22,785

Source - City of Dallas TIRZ #8 Annual Report FY 2008

City of Dallas – TIRZ #9

City of Dallas designated Tax Increment Reinvestment Zone #9 (Victory Meadows) in 2005 on approximately 125 acres. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian lighting;
2. Improve pedestrian environment through landscaping, lighting and design standards for surface parking lots;
3. Coordinate linkages with the DART Park Lane light rail station;
4. Direct overall development of Victory Meadow District through application of design guidelines for public improvements and private development; and
5. Encourage redevelopment of school property and improve educational and training facilities within the District.

Participating Taxing Units and Percentage of Participation

City of Dallas	80%
Dallas County	55%

2005 Tax Increment Base

\$161,270,320

2008 Total Appraised Value

\$257,289,280

2008 Captured Appraised Value

\$96,018,960

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$1,005,865
Expenditures	\$23,834

Source - City of Dallas TIRZ #9 Annual Report FY 2008

City of Dallas – TIRZ #10

City of Dallas designated Tax Increment Reinvestment Zone #10 (Southwestern Medical) in 2005 on approximately 93.6 acres. The duration of the zone was not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting;
2. Improve pedestrian environment through landscaping, lighting and design standards;
3. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Southwestern Medical District;
4. Coordinate linkages with the DART Southwestern Medical District light rail station;
5. Direct overall development of Southwestern Medical District through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the Southwestern Medical District.

Participating Taxing Units and Percentage of Participation

City of Dallas	80%
Dallas County	55%

2005 Tax Increment Base

\$20,936,690

2008 Total Appraised Value

\$65,570,940

2008 Captured Appraised Value

\$44,634,250

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$35,488
Expenditures	\$68,893

Source - City of Dallas TIRZ #10 Annual Report FY 2008

City of Dallas – TIRZ #11

City of Dallas designated Tax Increment Reinvestment Zone #11 (Downtown Connection) in 2005 on approximately 2.5 blocks of downtown. The duration of the zone was not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting;
2. Assist with the cost of environmental remediation, interior and exterior demolition, fire corridor improvements and façade improvements to encourage redevelopment of underutilized office space and create retail opportunities;
3. Purchase façade beautification/conservation easements to ensure that new construction and/or redevelopment projects are compatible with surrounding historic buildings;
4. Coordinate linkages with the DART light rail mall by extending streetscape improvement from transit mall to surrounding uptown and downtown areas;
5. Direct overall development of Downtown Connection area through application of design standards and design guidelines for public improvements and private development;
6. Encourage development of residential housing, including conversions of existing office space;
7. Encourage redevelopment of street-front retail; and
8. Complement and protect existing historic structures.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	55%

2005 Tax Increment Base

\$562,696,137

2008 Total Appraised Value

\$1,541,454,353

2008 Captured Appraised Value

\$979,758,216

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$763,350
Expenditures	\$372,931

Source - City of Dallas TIRZ #11 Annual Report FY 2008

City of Dallas – TIRZ #12

City of Dallas designated Tax Increment Reinvestment Zone #12 (Deep Ellum) in 2005. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations by extending streetscape improvement from the transit mall to surrounding uptown and downtown areas;
5. Direct overall development of Deep Ellum area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Taxing Units and Percentage of Participation

City of Dallas	85%
Dallas County	55%

2005 Tax Increment Base

\$107,990,540

2008 Total Appraised Value

\$153,421,797

2008 Captured Appraised Value

\$45,431,257

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$0
Expenditures	\$40,866

Source - City of Dallas TIRZ #12 Annual Report FY 2008

City of Dallas – TIRZ #13

City of Dallas designated Tax Increment Reinvestment Zone #13 (Grand Fork South) in 2005. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Grand Fork South District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations by extending streetscape improvement from the transit mall to surrounding uptown and downtown areas;
5. Promote Transit oriented development in the historical context of the neighborhood;
6. Implement appropriate urban design standards: and
7. Improve the quality of development south of Downtown.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	55%

2005 Tax Increment Base

\$44,850,019

2008 Total Appraised Value

\$55,936,058

2008 Captured Appraised Value

\$11,086,039

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$47,512
Expenditures	\$19,946

Source - City of Dallas TIRZ #13 Annual Report FY 2008

City of Dallas – TIRZ #14

City of Dallas designated Tax Increment Reinvestment Zone #14 (Skillman Corridor) in 2005. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Attract new private development in the Skillman Corridor district totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family and single family projects;
3. Focus on encouraging the redevelopment of properties on the Skillman corridor and the existing DART light rail station at LBJ and Skillman to increase density and provide enhanced urban design for the district;
4. Improve access and connections to the DART light rail system within the district; and
5. Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district.

Participating Taxing Units and Percentage of Participation

City of Dallas	85%
Dallas County	55%
Richardson ISD	16.48% of I&S

2005 Tax Increment Base

\$335,957,311

2008 Total Appraised Value

\$440,650,892

2008 Captured Appraised Value

\$104,693,581

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$0
Expenditures	\$25,467

Source - City of Dallas TIRZ #14 Annual Report FY 2008

City of Dallas – TIRZ #15

City of Dallas designated Tax Increment Reinvestment Zone #15 (Fort Worth Avenue) in 2007. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Attract new, higher density, private development in the Fort Worth Avenue district totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including town home, multi-family and single family and condominium projects;
3. Focus on encouraging the redevelopment of properties on the Fort Worth Avenue corridor, to increase density and to provide enhanced urban design for the district;
4. Improve access and connections to planned improvement of transit services, including a light rail or modern streetcar line, within the district; and
5. Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district, especially the Trinity River and Coombs Creek.

Participating Taxing Units and Percentage of Participation

City of Dallas	55%
Dallas County	55%

2007 Tax Increment Base

\$86,133,447

2008 Total Appraised Value

\$96,663,511

2008 Captured Appraised Value

\$10,530,064

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$0
Expenditures	\$26,397

Source - City of Dallas TIRZ #15 Annual Report FY 2008

City of Dallas – TIRZ #16

City of Dallas designated Tax Increment Reinvestment Zone #16 (Twelve Hills) in 2007. The duration of the zone and the number of acres were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Attract new, higher density, private development in the district by replacing approximately 1,969 residential units with a more sustainable mix of for-sale and rental units;
3. Add approximately 700 residential units to increase area's population density
4. Redevelop approximately 472,000 square feet of commercial and retail space; and
5. Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district ;

Participating Taxing Units and Percentage of Participation

City of Dallas	55%
Dallas County	55%

2007 Tax Increment Base

\$123,544,402

2008 Total Appraised Value

\$151,368,730

2008 Captured Appraised Value

\$27,824,328

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$0
Expenditures	\$56,788

Source - City of Dallas TIRZ #16 Annual Report FY 2008

City of Farmers Branch – TIRZ #1

City of Farmers Branch established Tax Increment Reinvestment Zone #1 (Mercer Crossing) in 1998 for 20 years on a tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Reclamation of floodplain and extension of water main.

Participating Taxing Units and Percentage of Participation

City of Farmers Branch	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	35%
Carrollton-Farmers Branch Independent School District	100%
Valwood Improvement Authority	100%

1999 Tax Increment Base

\$45,617,104

2009 Total Appraised Value

\$162,550,615

2009 Captured Appraised Value

\$116,933,511

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$22,344,620
Expenditures	\$17,952,662

Source - City of Farmers Branch TIRZ #1 Annual Report FY 2009

City of Farmer Branch – TIRZ #2

City of Farmers Branch established Tax Increment Reinvestment Zone #2 (Old Farmers Branch) in 1999 for 20 years on a 154-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ are a combination DART station, convention center, retail and residential development.

Participating Taxing Units and Percentage of Participation

City of Farmers Branch	100%
Dallas County	75%
Dallas County Hospital District	75%
Dallas County Community College District	100%
Carrollton-Farmers Branch Independent School District	100%

1999 Tax Increment Base

\$15,502,062

2009 Total Appraised Value

\$20,384,992

2009 Captured Appraised Value

\$4,882,930

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$425,792
Expenditures	\$399,673

Source - City of Farmers Branch TIRZ #2 Annual Report FY 2009

City of Grand Prairie – TIRZ #1

City of Grand Prairie established Tax Increment Reinvestment Zone #1 (IH 30 Entertainment District) in 1999 for 20 years on a 4,468-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Reclamation of floodplain and extension of water main.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Grand Prairie Independent School District	100%

1999 Tax Increment Base

\$52,673,086

2009 Total Appraised Value

\$137,260,682

2009 Captured Appraised Value

\$84,587,596

Outstanding Bonded Indebtedness

Series 2001	\$14,528,897
Series 2003-B	749,171
Series 2006-A	2,203,537
Series 2007	623,100
Series 2008-A	<u>10,610,024</u>
Total	\$28,714,729

Reported for 2009 fiscal year:

Revenue	\$12,939,387
Expenditures	\$10,545,127

Source - City of Grand Prairie TIRZ #1 Annual Report FY 2009

City of Grand Prairie – TIRZ #2

City of Grand Prairie established Tax Increment Reinvestment Zone #2 (IH 20 Retail District) in 1999 for 20 years on a 1,588-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Grand Prairie Independent School District	100%
Arlington Independent School District	100%

1999 Tax Increment Base

\$55,233,334

2009 Total Appraised Value

\$304,928,700

2009 Captured Appraised Value

\$249,695,366

Outstanding Bonded Indebtedness

Series 2002-B	\$2,001,765
Series 2003-C	3,137,470
Series 2005-A	557,858
Series 2006	1,352,240
Series 2006A	<u>1,301,819</u>
Total	\$8,351,151

Reported for 2009 fiscal year:

Revenue	\$6,087,074
Expenditures	\$10,343,995

Source - City of Grand Prairie TIRZ #2 Annual Report FY 2009

City of Grand Prairie – TIRZ #3

City of Grand Prairie established Tax Increment Reinvestment Zone #3 (Lake District) in 1999 for 20 years on a 3,579-acre tract of recreational, low density residential and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Cedar Hill Independent School District	80% of M&O

1999 Tax Increment Base

\$3,134,604

2009 Total Appraised Value

\$145,221,901

2009 Captured Appraised Value

\$142,087,297

Outstanding Bonded Indebtedness

Series 2004-B	\$874,505
Series 2006-A	1,362,134
Series 2007	<u>4,683,300</u>
Total	\$6,919,939

Reported for 2009 fiscal year:

Revenue	\$6,140,964
Expenditures	\$5,736,208

Source - City of Grand Prairie TIRZ #3 Annual Report FY 2009

City of Irving – TIRZ #1

City of Irving established Tax Increment Reinvestment Zone #1 in 1998 for twenty years on a 3,390-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Build and equip two schools.

Participating Taxing Units and Percentage of Participation

City of Irving	100%
Dallas County Community College District	100%
Irving Independent School District	100%
Carrollton-Farmers Branch Independent School District	100%

1998 Tax Increment Base

\$918,883,210

2009 Total Appraised Value

\$1,715,429,208

2009 Captured Appraised Value

\$796,545,998

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$9,312,077
Expenditures	\$11,041,320

Source - City of Irving TIRZ #1 Annual Report FY 2009

City of Richardson – TIRZ #1

City of Richardson established Tax Increment Reinvestment Zone #1 (Centennial Park) in 2006 for 25 years on a 1,217-acre tract of land. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Centennial Park zone;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations by extending streetscape improvement from transit mall to surrounding uptown and downtown areas;
5. Direct overall development of Centennial Park area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Taxing Units and Percentage of Participation

City of Richardson	100%
Dallas County	65%

2006 Tax Increment Base

\$430,377,678

2009 Total Appraised Value

\$476,631,877

2009 Captured Appraised Value

\$46,254,199

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$625,971
Expenditures	\$631,621

Source - City of Richardson TIRZ #1, Annual Report FY 2009

City of Sachse – TIRZ #1

City of Sachse established Tax Increment Reinvestment Zone #1 in 2003. No other information was provided.

Participating Taxing Units and Percentage of Participation

City of Sachse	100%
----------------	------

2003 Tax Increment Base

\$1,133,906

2009 Total Appraised Value

\$5,653,294

2009 Captured Appraised Value

\$4,519,388

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$25,011
Expenditures	\$0

Source - City of Sachse TIRZ #1, Annual Report FY 2009

Denton County

City of Flower Mound – TIRZ #1

City of Flower Mound established Tax Increment Reinvestment Zone #1 in 2005 for 20 years on a 1,465-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Park, Hike & Bike Trails.

Participating Taxing Units and Percentage of Participation

City of Flower Mound	100%
Denton County	100%

2005 Tax Increment Base

\$228,290,889

2009 Total Appraised Value

\$433,792,393

2009 Captured Appraised Value

\$205,501,504

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,424,664
Expenditures	\$766,650

Source - City of Flower Mound TIRZ #1 Annual Report FY 2009

City of Lewisville – TIRZ #1

City of Lewisville established Tax Increment Reinvestment Zone #1 (Old Town) in 2001 for 20 years (extended to 28 years in 2007) on a 215-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Build a new City Hall;
2. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
3. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Lewisville	100%
Denton County	100% for 4 years
	90% for 5 years
	85% for 5 years
	80% for 5 years
	75% for 9 years

2001 Tax Increment Base

\$69,240,597

2008 Total Appraised Value

\$158,192,308

2008 Captured Appraised Value

\$88,951,711

Outstanding Bonded Indebtedness

Series 2007	\$8,190,000
-------------	-------------

Reported for 2009 fiscal year:

Revenue	\$441,907
Expenditures	\$335,969

Source - City of Lewisville TIRZ #1 Annual Report FY 2009

City of Lewisville – TIRZ #2

City of Lewisville established Tax Increment Reinvestment Zone #2 (Hebron 121) in 2008 for 30 years. Acreage and current type of land use were not provided. The proposed improvements to the property in the TIRZ were not provided.

Participating Taxing Units and Percentage of Participation

City of Lewisville	80%
Denton County	80%

2008 Tax Increment Base

Not provided

2009 Total Appraised Value

Not provided

2009 Captured Appraised Value

Not provided

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Lewisville TIRZ #2 Annual Report FY 2009

City of Little Elm – TIRZ #1

City of Little Elm established Tax Increment Reinvestment Zone #1 in 2008 for 30 years on a 491-acre tract of agricultural and vacant land. The proposed improvements to the property in the TIRZ include:

1. Provide a pedestrian gateway, parking garage, town center plaza, bus barn relocation and landscaping;
2. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
3. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Little Elm	100%
--------------------	------

2008 Tax Increment Base

\$11,325,717

2009 Total Appraised Value

\$11,325,717

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Little Elm TIRZ #1 Annual Report FY 2009

City of Little Elm – TIRZ #2

City of Little Elm established Tax Increment Reinvestment Zone #2 in 2008 for 30 years on a 249-acre tract of agricultural and vacant land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Little Elm	100%
--------------------	------

2008 Tax Increment Base

\$183,749

2009 Total Appraised Value

\$183,749

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Little Elm TIRZ #2 Annual Report FY 2009

Ellis County

City of Midlothian – TIRZ #2

City of Midlothian established Tax Increment Reinvestment Zone #2 in 1998 for 38 years on a 2,673-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Build a natural gas supply and distribution system.

Participating Taxing Units and Percentage of Participation

City of Midlothian	100%
Ellis County	100%
Midlothian Independent School District	100%
Midlothian Water District	100%

1998 Tax Increment Base

\$835,815

2009 Total Appraised Value

\$415,573,699

2009 Captured Appraised Value

\$414,737,884

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$12,381,832
Expenditures	\$10,004,576

Source - City of Midlothian TIRZ #2 Annual Report FY 2009

City of Waxahachie – TIRZ #1

City of Waxahachie established Tax Increment Reinvestment Zone #1 (Jazz Plaza) in 2002 for 25 years on a 1,675 (expanded to 2,344 in 2004) acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development;
2. Hardscape Improvement in the district for Park Bandstand & Pavilion Main Street Parking Garage; Clef Music Stage Plaza; Trolley Plaza; Clef Terrace & Food Court; Walks & Trails; Lake & Stream; Main Street; Kaufman Street; Clift Street & Rogers Street; and
3. Landscape Improvement in the district for Jazz Plaza & Trolley Plaza.

Participating Taxing Units and Percentage of Participation

City of Waxahachie	100%
--------------------	------

2002 Tax Increment Base

\$47,639,839

2009 Total Appraised Value

\$81,782,151

2009 Captured Appraised Value

\$34,088,312

Outstanding Bonded Indebtedness

Series 2004	\$330,584
-------------	-----------

Reported for 2009 fiscal year:

Revenue	\$208,043
Expenditures	\$292,170

Source - City of Waxahachie TIRZ #1 Annual Report FY 2009

El Paso County

City of El Paso – TIRZ #1

City of El Paso established Tax Increment Reinvestment Zone #1 in 2006 for 30 years on a 188.42-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, water, sewer, drainage improvement, utility improvements, landscaping and public parks.

Participating Taxing Units and Percentage of Participation

City of El Paso	100%
-----------------	------

2006 Tax Increment Base

\$68,981,202

2009 Total Appraised Value

\$218,411,644

2009 Captured Appraised Value

\$149,430,442

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$336,550
Expenditures	\$135,000

Source - City of El Paso TIRZ #1 Annual Report FY 2009

Fort Bend County

City of Missouri City – TIRZ #1

City of Missouri City established Tax Increment Reinvestment Zone #1 (Fifth Street) in 1999 for 30 years on a 595.54-acre tract of vacant and open land. The proposed improvements to the property in the TIRZ include providing for design and construction water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Missouri City	100%
Fort Bend County	100%

1999 Tax Increment Base

\$3,526,570

2009 Total Appraised Value

\$84,635,202

2009 Captured Appraised Value

\$78,143,630

Outstanding Bonded Indebtedness

Series 2006	\$8,973,214
-------------	-------------

Reported for 2009 fiscal year:

Revenue	\$728,789
Expenditures	\$540,289

Source - City of Missouri TIRZ #1 Annual Report FY 2009

City of Missouri City – TIRZ #2

City of Missouri City established Tax Increment Reinvestment Zone #2 in 1999 for 30 years on a 2,158-acre tract of vacant and open land. The proposed improvements to the property in the TIRZ include providing for design and construction water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Missouri	100%
Fort Bend County	100%

1999 Tax Increment Base

\$2,114,010

2008 Total Appraised Value

\$85,896,109

2008 Captured Appraised Value

\$72,069,221

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$799,480
Expenditures	\$45,080

Source - City of Missouri City TIRZ #2 Annual Report FY 2008

City of Rosenberg – TIRZ #1

City of Rosenberg established Tax Increment Reinvestment Zone #1 in 1999 for ten years on a 5-acre tract of land. The proposed improvements to the property in the TIRZ include providing for landscaping, decorative street lighting, signage, sidewalk improvement, brick paver crosswalks and parking lot.

Participating Taxing Units and Percentage of Participation

City of Rosenberg	100%
Fort Bend County	100%

1999 Tax Increment Base

\$8,856,891

2009 Total Appraised Value

\$12,971,900

2009 Captured Appraised Value

\$4,115,341

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$236,794
Expenditures	\$236,794

This TIRZ has reached its expiration date and expended all funds.

Source - City of Rosenberg TIRZ #1 Annual Report FY 2009

City of Sugar Land – TIRZ #1

City of Sugar Land established Tax Increment Reinvestment Zone #1 in 1998 for 25 years on a 32.83-acre tract of retail, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Taxing Units and Percentage of Participation

City of Sugar Land	100%
Fort Bend County	100%
Fort Bend Levy Improvement District #2	100%

1998 Tax Increment Base

\$5,570,200

2009 Total Appraised Value

\$112,601,737

2009 Captured Appraised Value

\$107,031,537

Outstanding Bonded Indebtedness

None

Reported for 2006 fiscal year:

Revenue	\$1,001,592
Expenditures	\$999,174

Source - City of Sugar Land TIRZ #1 Annual Report FY 2009

City of Sugar Land – TIRZ #3

City of Sugar Land established Tax Increment Reinvestment Zone #3 in 2007 for 30 years on a 839.4-acre tract of industrial and agricultural land. The proposed improvements to the property in the TIRZ include providing for design and construction of water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Sugar Land	100%
--------------------	------

2007 Tax Increment Base

\$5,602,490

2009 Total Appraised Value

\$12,636,724

2009 Captured Appraised Value

\$7,034,234

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$10,551
Expenditures	\$0

Source - City of Sugar Land TIRZ #2 Annual Report FY 2009

Galveston County

City of Galveston – TIRZ #11

City of Galveston established Tax Increment Reinvestment Zone #11 (Palisades Palms) in 2001 for thirty years on a 40-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Taxing Units and Percentage of Participation

City of Galveston	100%
Galveston County	100%
Galveston County Road & Flood	100%
Galveston County Navigation #1	75%

2001 Tax Increment Base

\$781,460

2008 Total Appraised Value

\$43,415,380

2008 Captured Appraised Value

\$42,634,020

Outstanding Bonded Indebtedness

None

Reported for 2007 fiscal year:

Revenue	\$252,072
Expenditures	\$0

Source - City of Galveston TIRZ #11 Annual Report FY 2008

City of Galveston – TIRZ #12

City of Galveston established Tax Increment Reinvestment Zone #12 (North Broadway/Gateway) in 2001 for thirty years on a 464-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Taxing Units and Percentage of Participation

City of Galveston	100%
Galveston County	100%
Galveston County Road & Flood	100%
Galveston County Navigation #1	75%

2001 Tax Increment Base

\$28,588,120

2008 Total Appraised Value

\$56,272,515

2008 Captured Appraised Value

\$27,684,395

Outstanding Bonded Indebtedness

None

Reported for 2008 fiscal year:

Revenue	\$275,243
Expenditures	\$0

Source - City of Galveston TIRZ #12 Annual Report FY 2008

City of Galveston – TIRZ #13

City of Galveston established Tax Increment Reinvestment Zone #13 in 2001 for forty years on a 128.87-acre tract of land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Taxing Units and Percentage of Participation

City of Galveston	100%
Galveston County	100%
Galveston County Road & Flood	100%
Galveston County Navigation #1	75%

2001 Tax Increment Base

\$1,133,219

2008 Total Appraised Value

\$33,184,001

2008 Captured Appraised Value

\$31,984,001

Outstanding Bonded Indebtedness

None

Reported for 2007 fiscal year:

Revenue	\$762,801
Expenditures	\$0

Source - City of Galveston TIRZ #13 Annual Report FY 2008

City of Galveston – TIRZ #14

City of Galveston established Tax Increment Reinvestment Zone #13 in 2003 for forty years on a 128.87-acre tract of land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Taxing Units and Percentage of Participation

City of Galveston	100%
Galveston County	100%
Galveston County Road & Flood	100%
Galveston County Navigation #1	75%

2003 Tax Increment Base

\$180,833,046

2008 Total Appraised Value

\$334,394,797

2008 Captured Appraised Value

\$132,414,395

Outstanding Bonded Indebtedness

Series 2007A \$9,553,600

Reported for 2008 fiscal year:

Revenue	\$3,056,069
Expenditures	\$0

Source - City of Galveston TIRZ #14 Annual Report FY 2008

City of League City – TIRZ #2

City of League City established Tax Increment Reinvestment Zone #2 in 1999 for 20 years on a 712-acre tract of retail, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include the construction of major thoroughfare and drainage improvements and related expenses.

Participating Taxing Units and Percentage of Participation

City of League City	100%
Galveston County	100%
Clear Creek Independent School District	\$0.86/\$100

1999 Tax Increment Base

\$13,464,360

2009 Total Appraised Value

\$216,618,729

2009 Captured Appraised Value

\$203,154,366

Outstanding Bonded Indebtedness

Series 2003 \$8,667,933

Reported for 2008 fiscal year:

Revenue	\$4,011,279
Expenditures	\$3,089,329

Source - City of League City TIRZ #2 Annual Report FY 2009

Harris County

City of Houston – TIRZ #1

City of Houston established Tax Increment Reinvestment Zone #1 (Lamar Terrace/St. George Place) in 1990 for 40 years on a 125.2-acre tract of residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1990 Tax Increment Base

\$27,150,340

2009 Total Appraised Value

\$226,995,303

2009 Captured Appraised Value

\$199,804,963

Outstanding Bonded Indebtedness

Series 2001	\$2,781,130
-------------	-------------

Reported for 2009 fiscal year:

Revenue	\$2,271,282
Expenditures	\$2,042,150

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #1 Annual Report FY 2009

City of Houston – TIRZ #2

City of Houston established Tax Increment Reinvestment Zone #2 (Midtown) in 1994 for 30 years on a 443-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the design, construction, assembly, installation and implementation of an urban mixed-used development with apartments and ancillary retail and parking.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Harris County	100%	
Harris County Flood Control	100%	
Houston Independent School District	100%	\$0.96/\$100
Houston Community College	100%	100%

1994 Tax Increment Base

1994	1999
\$157,081,540	\$54,694,350

2009 Total Appraised Value

\$999,216,849	\$190,464,464
---------------	---------------

2009 Captured Appraised Value

\$842,135,309	\$135,770,114
---------------	---------------

Outstanding Bonded Indebtedness

Series 1998	\$7,904,134
Series 2001	18,698,928
Series 2003	16,275,424
Series 2005	<u>33,094,325</u>
Total	\$75,972,811

Reported for 2009 fiscal year:

Revenue	\$15,637,628
Expenditures	\$15,810,881

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #2 Annual Report FY 2009

City of Houston – TIRZ #3

City of Houston established Tax Increment Reinvestment Zone #3 (Main Street/Market Street) in 1995 for 25 years on a 300-acre tract of office, retail, commercial, hotel, and residential land. The proposed improvements to the property in the TIRZ include the design, construction, assembly, installation and implementation of a high rise office building.

Participating Taxing Units and Percentage of Participation

	Original	Annexation #1	Annexation #2
City of Houston	100%	100%	100%
Harris County	100%		100%
Harris County Flood Control	100%		100%
Harris County Hospital District	100%		
Harris County Port Authority	100%		
Houston Independent School District	100%	100%	

1995 Tax Increment Base	1995	1998	2005
	\$22,231,380	\$186,145,320	\$7,570,600

2009 Total Appraised Value

\$84,472,466	\$1,173,258,380	\$22,131,911
--------------	-----------------	--------------

2009 Captured Appraised Value

\$62,241,086	\$987,113,260	\$14,561,311
--------------	---------------	--------------

Outstanding Bonded Indebtedness

Series 2002A	\$14,069,589
Series 2009	<u>25,929,599</u>
Total	\$39,999,188

Reported for 2009 fiscal year:

Revenue	\$11,194,767
Expenditures	\$19,235,417

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #3 Annual Report FY 2009

City of Houston – TIRZ #4

City of Houston established Tax Increment Reinvestment Zone #4 (Village Enclave) in 1996 for 25 years on a 1,075-acre tract of residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units	Original	Annexation
City of Houston	100%	100%
Houston Independent School District	\$1.384/\$100	\$1.384/\$100
1996 Tax Increment Base	1996	1997
	\$1,005,050	\$5,947,650
2009 Total Appraised Value		
	\$49,665,851	\$735,451,897
2009 Captured Appraised Value		
	\$48,610,801	\$679,504,247

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$12,961,065
Expenditures	\$9,858,436

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #4 Annual Report FY 2009

City of Houston – TIRZ #5

City of Houston established Tax Increment Reinvestment Zone #5 (Memorial – Heights) in 1996 for 20 years on a 112-acre tract of retail, residential and public park land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1996 Tax Increment Base

\$26,633,950

2009 Total Appraised Value

\$276,049,982

2009 Captured Appraised Value

\$249,416,032

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,716,065
Expenditures	\$2,610,093

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #5 Annual Report FY 2009

City of Houston – TIRZ #6

City of Houston established Tax Increment Reinvestment Zone #6 (Eastside) in 1997 for 30 years on a 751-acre tract of commercial, industrial, and public land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$1.34/\$100

1997 Tax Increment Base

\$391,540,600

2009 Total Appraised Value

\$208,357,219

2009 Captured Appraised Value

(\$183,183,381)

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #6 Annual Report FY 2009

City of Houston – TIRZ #7

City of Houston established Tax Increment Reinvestment Zone #7 (OST/Alameda) in 1997 for 30 years on an 847-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the construction and installation of certain infrastructure relating to an apartment complex.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Houston Independent School District	100%	100%

Tax Increment Base	1997	1998
	\$89,520,330	\$87,881,410

2009 Total Appraised Value

\$606,249,681	\$293,097,970
---------------	---------------

2009 Captured Appraised Value

\$516,729,351	\$205,216,560
---------------	---------------

Outstanding Bonded Indebtedness

Series 2001	\$8,395,000
-------------	-------------

Reported for 2009 fiscal year:

Revenue	\$5,225,769
Expenditures	\$6,755,811

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #7 Annual Report FY 2009

City of Houston – TIRZ #8

City of Houston established Tax Increment Reinvestment Zone #8 (Gulfgate) in 1997 for 30 years on a 252.58-acre tract of retail, commercial, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Harris County	100%	100%
Houston Independent School District	100%	\$0.96/\$100

Tax Increment Base

1997

1999

\$9,782,120

\$15,399,720

2009 Total Appraised Value

\$41,407,227

\$46,692,222

2009 Captured Appraised Value

\$31,679,107

\$31,292,502

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$783,644
Expenditures	\$1,111,624

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #8 Annual Report FY 2009

City of Houston – TIRZ #9

City of Houston established Tax Increment Reinvestment Zone #9 (South Post Oaks) in 1997 for 30 years on a 247-acre tract of retail, commercial, residential, institutional, and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1997 Tax Increment Base

\$13,580

2009 Total Appraised Value

\$49,534,452

2009 Captured Appraised Value

\$49,520,872

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$951,421
Expenditures	\$636,604

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #9 Annual Report FY 2009

City of Houston – TIRZ #10

City of Houston established Tax Increment Reinvestment Zone #10 (Lake Houston) in 1997 for 30 years on an 1,883-acre tract of residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Harris County	50%	
Humble Independent School District	100%	\$0.86/\$100

Tax Increment Base	1997	1999
	\$7,721,300	\$1,237,780

2009 Total Appraised Value

\$347,516,056	\$91,606,491
---------------	--------------

2009 Captured Appraised Value

\$339,794,756	\$90,368,711
---------------	--------------

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$9,159,470
Expenditures	\$7,245,424

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #10 Annual Report FY 2009

City of Houston – TIRZ #11

City of Houston established Tax Increment Reinvestment Zone #11 (Greater Greenspoint) in 1998 for 30 years on a 3,000-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	50%
North Harris Montgomery Community College	100%
Spring Independent School District	\$0.86/\$100
Aldine Independent School District	100%

1998 Tax Increment Base

\$533,228,330

2009 Total Appraised Value

\$1,226,127,980

2009 Captured Appraised Value

\$632,899,650

Outstanding Bonded Indebtedness

Series 2002 \$22,102,334

Reported for 2009 fiscal year:

Revenue	\$11,890,795
Expenditures	\$11,546,535

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #11 Annual Report FY 2009

City of Houston – TIRZ #12

City of Houston established Tax Increment Reinvestment Zone #12 (City Park) in 1998 for 30 years on a 108-acre tract of retail, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1998 Tax Increment Base

\$2,410,450

2009 Total Appraised Value

\$41,213,457

2009 Captured Appraised Value

\$38,803,007

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$632,295
Expenditures	\$653,268

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #12 Annual Report FY 2009

City of Houston – TIRZ #13

City of Houston established Tax Increment Reinvestment Zone #13 (Old Sixth Ward) in 1999 for 30 years on a 94-acre tract of retail, commercial, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1999 Tax Increment Base

\$34,345,500

2009 Total Appraised Value

\$136,362,732

2009 Captured Appraised Value

\$102,017,232

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,062,920
Expenditures	\$1,176,688

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #13 Annual Report FY 2009

City of Houston – TIRZ #14

City of Houston established Tax Increment Reinvestment Zone #14 (Fourth Ward) in 1999 for 30 years on a 120-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$34,286,680

2009 Total Appraised Value

\$288,485,808

2009 Captured Appraised Value

\$254,199,128

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$3,496,534
Expenditures	\$9,200,227

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #14 Annual Report FY 2009

City of Houston – TIRZ #15

City of Houston established Tax Increment Reinvestment Zone #15 (East Downtown) in 1999 for 30 years on a 66-acre tract of retail, commercial, institutional, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Houston Independent School District	\$0.96/\$100	

Tax Increment Base	1999	2008
	\$32,031,620	\$88,995,094

2009 Total Appraised Value

\$147,525,125	\$146,510,322
---------------	---------------

2009 Captured Appraised Value

\$115,493,505	\$57,515,228
---------------	--------------

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,782,955
Expenditures	\$1,223,779

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #15 Annual Report FY 2009

City of Houston – TIRZ #16

City of Houston established Tax Increment Reinvestment Zone #16 (Uptown) in 1999 for 30 years on a 1,010-acre tract of retail, commercial, office, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$1,908,297,450

2007 Total Appraised Value

\$4,208,950,540

2007 Captured Appraised Value

\$2,300,653,090

Outstanding Bonded Indebtedness

Series 2001A	\$7,624,655
Series 2001B	5,438,707
Series 2002A	8,867,387
Series 2002B	4,462,195
Series 2004A	12,098,029
Series 2004B	6,052,849
Series 2004C	6,052,849
Series 2004D	<u>2,692,321</u>
Total	\$48,583,385

Reported for 2009 fiscal year:

Revenue	\$22,611,449
Expenditures	\$36,369,689

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #16 Annual Report FY 2009

City of Houston – TIRZ #17

City of Houston established Tax Increment Reinvestment Zone #17 (Memorial City) in 1999 for 30 years on a 988-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
-----------------	------

1999 Tax Increment Base

\$509,671,530

2009 Total Appraised Value

\$1,176,288,576

2009 Captured Appraised Value

\$666,617,046

Outstanding Bonded Indebtedness

Series 2008	\$10,000,000
Series 2009	11,000,000
Interest Due Combined	<u>8,798,779</u>
Total	\$29,798,779

Reported for 2009 fiscal year:

Revenue	\$3,816,150
Expenditures	\$7,016,498

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #17 Annual Report FY 2009

City of Houston – TIRZ #18

City of Houston established Tax Increment Reinvestment Zone #18 (Fifth Ward) in 1999 for 30 years on a 241-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$21,543,150

2009 Total Appraised Value

\$41,753,999

2009 Captured Appraised Value

\$20,210,849

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$296,100
Expenditures	\$98,792

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #18 Annual Report FY 2009

City of Houston – TIRZ #19

City of Houston established Tax Increment Reinvestment Zone #19 (Upper Kirby) in 1999 for 15 years on a 515-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$683,628,290

2009 Total Appraised Value

\$1,464,282,900

2009 Captured Appraised Value

\$780,654,610

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$6,006,101
Expenditures	\$30,722,296

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #19 Annual Report FY 2009

City of Houston – TIRZ #20

City of Houston established Tax Increment Reinvestment Zone #20 (Southwest Houston) in 1999 for 30 years on a 2,052-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
-----------------	------

1999 Tax Increment Base

\$766,295,210

2009 Total Appraised Value

\$1,674,797,896

2009 Captured Appraised Value

\$908,502,686

Outstanding Bonded Indebtedness

Series 2003	\$14,965,492
-------------	--------------

Reported for 2009 fiscal year:

Revenue	\$5,413,910
Expenditures	\$6,240,740

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #20 Annual Report FY 2009

City of Houston – TIRZ #21

City of Houston established Tax Increment Reinvestment Zone #21 (Hardy/Near Northside) in 2003 for 30 years on a 219.86-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
-----------------	------

2003 Tax Increment Base

\$40,313,080

2009 Total Appraised Value

\$85,534,482

2009 Captured Appraised Value

\$45,221,402

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$316,784
Expenditures	\$262,125

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #21 Annual Report FY 2009

City of Houston – TIRZ #22

City of Houston established Tax Increment Reinvestment Zone #22 (Leland Woods) in 2003 for 30 years on an 80.42-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include the creation of 385 single family, affordable-priced homes, park/open space with amenities and landscaping, public infrastructure and sound barrier within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
-----------------	------

2003 Tax Increment Base

\$730,340

2009 Total Appraised Value

\$5,518,477

2009 Captured Appraised Value

\$4,788,137

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$18,581
Expenditures	\$1,858

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #22 Annual Report FY 2009

City of Nassau Bay – TIRZ #1

City of Nassau Bay established Tax Increment Reinvestment Zone #1 in 2007 for 30 years on a 27-acre tract of land. The proposed improvements to the property in the TIRZ were not provided.

Participating Taxing Units and Percentage of Participation

City of Nassau Bay	90%
--------------------	-----

2007 Tax Increment Base

\$103,582,234

2009 Total Appraised Value

\$122,192,869

2009 Captured Appraised Value

\$18,610,635

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$100,379
Expenditures	\$0

Source - City of Nassau Bay TIRZ #1 Annual Report FY 2009

Hays County

City of San Marcos – TIRZ #2

City of San Marcos established Tax Increment Reinvestment Zone #2 in 2005 for 30 years on a 577-acre tract vacant and agricultural land. The proposed improvements to the property in the TIRZ include providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain utilities for the development.

Participating Taxing Units and Percentage of Participation

City of San Marcos	100%
Hays County	50%

2005 Tax Increment Base

\$628,810

2009 Total Appraised Value

\$13,441,754

2009 Captured Appraised Value

\$12,812,944

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$81,556
Expenditures	\$81,556

Source - City of San Marcos TIRZ #2 Annual Report FY 2009

Hidalgo County

City of Mission – TIRZ #1

City of Mission established Tax Increment Reinvestment Zone #1 in 2001 for 30 years on a 6,684.6-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include:

1. water, sanitary sewer and storm facilities;
2. flood control & detention facilities;
3. street paving;
4. public landscaping in street right-of-ways
5. construction of green and linear park spaces;
6. municipal facilities; and
7. demolition and land acquisition.

Participating Taxing Units and Percentage of Participation

City of Mission	100%
Hidalgo County	86.3%

2001 Tax Increment Base

\$29,980,067

2009 Total Appraised Value

Not Provided

2009 Captured Appraised Value

Not Provided

Outstanding Bonded Indebtedness

Series 2005	\$11,349,536
-------------	--------------

Reported for 2009 fiscal year:

Revenue	\$4,148,062
Expenditures	\$4,148,062

Source - City of Mission TIRZ #1 Annual Report FY 2009

Hockley County

City of Levelland – TIRZ #2

City of Levelland established Tax Increment Reinvestment Zone #2 in 2009 for 20 years on a 792-acre tract of vacant and undeveloped land. The proposed improvement to the property in the TIRZ includes:

1. railroad spur;
2. sanitary sewer system improvements;
3. utility & road construction; and
4. screening, landscaping & signage.

Participating Taxing Units and Percentage of Participation

City of Levelland	100%
Hockley County	100%
High Plains Underground Water District	100%

2009 Tax Increment Base

\$2,486,319

2009 Total Appraised Value

\$2,486,319

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Levelland TIRZ #2 Annual Report FY 2009

Kaufman County

City of Terrell – TIRZ #1

City of Lubbock established Tax Increment Reinvestment Zone #1 in 2007 for 20 years. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Terrell	100%
Kaufman County	100%

2007 Tax Increment Base

\$128,468,224

2009 Total Appraised Value

\$136,673,546

2009 Captured Appraised Value

\$8,205,322

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$50,668
Expenditures	\$33,472

Source –City of Terrell TIRZ #1 Annual Report FY 2009

Lubbock County

City of Lubbock – TIRZ #1

City of Lubbock established Tax Increment Reinvestment Zone #1 (Central Business) in 2001 for 20 years. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2001 Tax Increment Base

\$105,858,251

2009 Total Appraised Value

\$166,824,005

2009 Captured Appraised Value

\$60,965,754

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$551,958
Expenditures	\$346,782

Source –City of Lubbock TIRZ #1 Annual Report FY 2009

City of Lubbock – TIRZ #2

City of Lubbock established Tax Increment Reinvestment Zone #2 (North Overton) in 2002 for 30 years. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2002 Tax Increment Base

\$26,940,604

2009 Total Appraised Value

\$278,423,523

2009 Captured Appraised Value

\$251,482,919

Outstanding Bonded Indebtedness

Series 2003 & 2005 Combined	\$53,528,011.79
-----------------------------	-----------------

Reported for 2009 fiscal year:

Revenue	\$2,274,832
Expenditures	\$3,044,660

Source –City of Lubbock TIRZ #2 Annual Report FY 2009

McLennan County

City of Waco – TIRZ #1

City of Waco established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on a 2,388-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1982 Tax Increment Base

\$63,383,483

2009 Total Appraised Value

\$194,610,715

2009 Captured Appraised Value

\$131,227,232

Outstanding Bonded Indebtedness

Series \$2,022,392

Reported for 2009 fiscal year:

Revenue	\$6,011,400
Expenditures	\$5,626,685

Source - City of Waco TIRZ #1 Annual Report FY 2009

City of Waco – TIRZ #2

City of Waco established Tax Increment Reinvestment Zone #2 in 1983 for 40 years on a 72-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1983 Tax Increment Base

\$354,830

2009 Total Appraised Value

\$3,533,174

2009 Captured Appraised Value

\$3,178,344

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$99,754
Expenditures	\$0

Source - City of Waco TIRZ #2 Annual Report FY 2009

City of Waco – TIRZ #3

City of Waco established Tax Increment Reinvestment Zone #3 in 1986 for 40 years on a 301-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1986 Tax Increment Base

\$66,817

2009 Total Appraised Value

\$1,095,563

2009 Captured Appraised Value

\$1,028,746

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$31,206
Expenditures	\$0

Source - City of Waco TIRZ #3 Annual Report FY 2009

Midland County

City of Midland – TIRZ #1

City of Midland established Tax Increment Reinvestment Zone #1 (Downtown Midland) in 2001 for 30 years on a 449-acre tract of retail, commercial, office, residential and governmental land. The proposed improvements to the property in the TIRZ include:

1. stabilize & grow downtown tax base;
2. encourage renovation of vacant/obsolete buildings;
3. improve housing opportunities;
4. upgrade infrastructure to support growth;
5. assist development of community/cultural facilities; and
6. solidify public/private partnership.

Participating Taxing Units and Percentage of Participation

City of Midland	100%
Midland County	100%
Midland College	100%
Midland County Hospital District	100%

2001 Tax Increment Base

\$98,933,311

2009 Total Appraised Value

\$170,490,260

2009 Captured Appraised Value

\$71,556,949

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$731,838
Expenditures	\$20,175

Source - City of Midland TIRZ #1 Annual Report FY 2009

Rockwell County

City of Rockwell – TIRZ #1

City of Rockwell established Tax Increment Reinvestment Zone #1 in 2004 for 38 years on a 113.1-acre tract of commercial land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Rockwall	100%
Rockwall County	100% on 6 Tracts 50% on rest of tracts for 10 years

2004 Tax Increment Base

\$15,312,450

2008 Total Appraised Value

\$49,078,850

2008 Captured Appraised Value

\$33,766,400

Outstanding Bonded Indebtedness

Series 2005	\$22,203,019
-------------	--------------

Reported for 2009 fiscal year:

Revenue	\$917,758
Expenditures	\$900,744

Source - City of Rockwall - TIRZ #1 Annual Report FY 2008

Smith County

City of Tyler – TIRZ #1

City of Tyler established Tax Increment Reinvestment Zone #1 in 1999 for 20 years on an 1,100-acre tract of commercial undeveloped land. The city elected not to participate in the Tax Increment Reinvestment Zone in order to offer Chapter 312, Tax Code, tax abatements to the taxpayers. The proposed improvements to the property in the TIRZ include:

1. rough and finish site work on the site for a new skills training center;
2. on-site sewer and water system improvements;
3. construction of 70,000 square foot skills training center;
4. on-site parking lots and driveways, including resurfacing of an existing driveway;
5. on-site exterior lighting; and
6. landscaping and sidewalks along Robertson Road.

Participating Taxing Units and Percentage of Participation

City of Tyler	0%
Smith County	100%
Tyler Junior College	100%
Tyler Independent School District	100%

1999 Tax Increment Base

\$31,396,543

2009 Total Appraised Value

\$66,935,728

2009 Captured Appraised Value

\$35,539,185

Outstanding Bonded Indebtedness

Series \$4,080,081.55

Reported for 2009 fiscal year:

Revenue	\$784,811
Expenditures	\$356,308

Source - City of Tyler TIRZ #1 Annual Report FY 2009

Tarrant County

City of Arlington – TIRZ #1

City of Arlington established Tax Increment Reinvestment Zone #1 (Downtown) in 1998 for 30 years on a 355-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Arlington Independent School District	100% of M&O

1998 Tax Increment Base

\$73,505,938

2009 Total Appraised Value

\$122,176,869

2009 Captured Appraised Value

\$48,670,931

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,039,142
Expenditures	\$254,840

Source - City of Arlington TIRZ #1 Annual Report FY 2009

City of Arlington – TIRZ #4

City of Arlington established Tax Increment Reinvestment Zone #4 (Arlington Highlands) in 2005 for 20 years on commercial and undeveloped land. The number of acres was not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2005 Tax Increment Base

\$17,002,164

2009 Total Appraised Value

\$144,429,002

2009 Captured Appraised Value

\$127,426,838

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,399,577
Expenditures	\$0

Source - City of Arlington TIRZ #4 Annual Report FY 2009

City of Arlington – TIRZ #5

City of Arlington established Tax Increment Reinvestment Zone #5 (Entertainment District) in 2006 for 30 years on commercial and undeveloped land. The number of acres was not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2006 Tax Increment Base

\$726,381,243

2009 Total Appraised Value

\$801,996,870

2009 Captured Appraised Value

\$75,615,627

Outstanding Bonded Indebtedness

Series 2008B	\$58,866,350
--------------	--------------

Reported for 2009 fiscal year:

Revenue	\$1,147,921
Expenditures	\$22,099,642

Source - City of Arlington TIRZ #5 Annual Report FY 2009

City of Fort Worth – TIRZ #2

City of Fort Worth established Tax Increment Reinvestment Zone #2 (Speedway) in 1995 for 40 years on a 1,489.82-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Fort Worth	100%	
Denton County	100%	
Northwest Independent School District	100%	100%

Tax Increment Base	1995	1999
	\$2,842,050	\$2,242,077

2009 Total Appraised Value

\$45,074,398	\$34,909,346
--------------	--------------

2009 Captured Appraised Value

\$42,232,348	\$32,667,269
--------------	--------------

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #2 Annual Report FY 2009

City of Fort Worth – TIRZ #3

City of Fort Worth established Tax Increment Reinvestment Zone #3 (Downtown) in 1995 for 30 years on a 407-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Fort Worth	100%	100%
Tarrant County	100%	100%
Tarrant County Hospital District	100%	100%
Tarrant County College	100%	100%
Regional Water District	100%	100%
Fort Worth Independent School District	City Tax Rate*	

Tax Increment Base	1995	2006
	\$217,893,395	\$104,547,242
2009 Total Appraised Value		
	\$768,979,334	\$235,050,083
2009 Captured Appraised Value		
	\$551,085,939	\$130,502,841

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

* - The school district pays into the TIRZ according to what the city's tax rate is for the year and changes annually.

Source - City of Fort Worth TIRZ #3 Annual Report FY 2009

City of Fort Worth – TIRZ #4

City of Fort Worth established Tax Increment Reinvestment Zone #4 (Southside/Medical) in 1997 for 25 years on a 1400-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%
Fort Worth Independent School District	100%

1997 Tax Increment Base

\$229,759,626

2009 Total Appraised Value

\$421,732,040

2009 Captured Appraised Value

\$191,972,414

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #4 Annual Report FY 2009

City of Fort Worth – TIRZ #6

City of Fort Worth established Tax Increment Reinvestment Zone #6 (Riverfront) in 2002 for 34 years on a 63.3-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks. The city elected not to participate in the zone.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	0%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	80%
Regional Water District	100%

2002 Tax Increment Base

\$2,822,348

2009 Total Appraised Value

\$63,272,622

2009 Captured Appraised Value

\$60,450,274

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #6 Annual Report FY 2009

City of Fort Worth – TIRZ #7

City of Fort Worth established Tax Increment Reinvestment Zone #7 (North Tarrant Parkway) in 2003 for 16 years on a 2008-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Regional Water District	80%

2003 Tax Increment Base

\$1,283,324

2009 Total Appraised Value

\$74,743,580

2009 Captured Appraised Value

\$73,460,256

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #7 Annual Report FY 2009

City of Fort Worth – TIRZ #8

City of Fort Worth established Tax Increment Reinvestment Zone #8 (Lancaster) in 2003 for 20 years on a 225-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	80%
Regional Water District	100%

2003 Tax Increment Base

\$178,938,722

2009 Total Appraised Value

\$381,517,499

2009 Captured Appraised Value

\$202,578,777

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #8 Annual Report FY 2009

City of Fort Worth – TIRZ #9

City of Fort Worth established Tax Increment Reinvestment Zone #9 (Trinity River Vision) in 2003 for 25 years on an 824-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	80%
Regional Water District	80%

2003 Tax Increment Base

\$111,411,746

2009 Total Appraised Value

\$269,336,612

2009 Captured Appraised Value

\$157,924,866

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #9 Annual Report FY 2009

City of Fort Worth – TIRZ #10

City of Fort Worth established Tax Increment Reinvestment Zone #10 (Lone Star) in 2004 for 20 years on a 981-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100% for 15 years; 90% for 5 years
Tarrant County	80% for 5 years; 70% for 5 years; 50% for 10 years
Tarrant County Hospital	80% for 5 years; 70% for 5 years; 50% for 10 years
Tarrant County College	50%
Regional Water District	60%

2004 Tax Increment Base

\$12,519,651

2009 Total Appraised Value

\$46,286,309

2009 Captured Appraised Value

\$33,766,658

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #10 Annual Report FY 2009

City of Fort Worth – TIRZ #11

City of Fort Worth established Tax Increment Reinvestment Zone #11 (Southwest Parkway) in 2004 for 21 years on a 405-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	50%
Tarrant County Hospital	50%
Regional Water District	100%

2004 Tax Increment Base

\$60,241

2009 Total Appraised Value

\$10,971,301

2009 Captured Appraised Value

\$10,911,060

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #11 Annual Report FY 2009

City of Fort Worth – TIRZ #12

City of Fort Worth established Tax Increment Reinvestment Zone #12 (East Berry Renaissance) in 2006 for 21 years on a 604-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	80%
Tarrant County College	50%
Regional Water District	100%

2006 Tax Increment Base

\$29,176,323

2009 Total Appraised Value

\$39,412,113

2009 Captured Appraised Value

\$10,235,790

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #12 Annual Report FY 2009

City of Fort Worth – TIRZ #13

City of Fort Worth established Tax Increment Reinvestment Zone #13 (Woodhaven) in 2007 for 21 years on a 1100-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	50%
Regional Water District	100%

2007 Tax Increment Base

\$181,846,751

2009 Total Appraised Value

\$181,846,751

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Fort Worth TIRZ #13 Annual Report FY 2009

City of Keller – TIRZ #1

City of Keller established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on a 1,100-acre tract of commercial undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of Town Hall;
2. Construction of Natatorium; and
3. Street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Keller	100%
Tarrant County	66%
Tarrant County Hospital	66%
Tarrant County College	100%
Keller Independent School District	100% of M&O

1998 Tax Increment Base

\$10,891,633

2009 Total Appraised Value

\$138,771,106

2009 Captured Appraised Value

\$127,879,473

Outstanding Bonded Indebtedness

Series 1999	\$457,185.00
Series 2000	2,590,487.00
Series 2001	8,785,387.52
Series 2005	<u>21,911,750.00</u>
Total	\$33,744,810.52

Reported for 2009 fiscal year:

Revenue	\$3,454,660
Expenditures	\$3,614,648

Source - City of Keller TIRZ #1 Annual Report FY 2009

City of North Richland Hills – TIRZ #1

City of North Richland Hills established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on a 42 acre tract of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Birdville Independent School District	100%

1998 Tax Increment Base

\$1,152,929

2009 Total Appraised Value

\$9,753,226

2009 Captured Appraised Value

\$8,600,297

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$246,032
Expenditures	\$59,468

Source - City of North Richland Hills TIRZ #1 Annual Report FY 2009

City of North Richland Hills – TIRZ #2

City of North Richland Hills established Tax Increment Reinvestment Zone #2 in 1999 for 20 years on a 42-acre tract of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

1999 Tax Increment Base

\$40,577,462

2009 Total Appraised Value

\$262,704,354

2009 Captured Appraised Value

\$222,126,892

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$3,961,163
Expenditures	\$1,241,072

Source - City of North Richland Hills TIRZ #2 Annual Report FY 2009

Travis County

City of Austin – TIRZ #15

City of Austin established Tax Increment Reinvestment Zone #15 in 1999 for 30 years. The acreage and land use were not reported. The proposed improvements to the property in the TIRZ are for the purpose of maintaining the plazas, streetscapes, and other public improvements constructed and installed by the City within City Blocks 2, 3, 4 and 21.

Participating Taxing Units and Percentage of Participation

City of Austin	\$100,000 per year
----------------	--------------------

1999 Tax Increment Base

\$9,706,979

2009 Total Appraised Value

Not Reported

2009 Captured Appraised Value

Not Reported

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$100,000
Expenditures	\$100,000

Source - City of Austin TIRZ #15 Annual Report FY 2009

City of Austin – TIRZ #16

City of Austin established Tax Increment Reinvestment Zone #16 (Mueller Airport) in 2004 for 20 years, on 700 acres on the site of the former Robert Mueller Municipal Airport. The proposed improvements to the property in the TIRZ are extensive deconstruction of runways and remaining airport facilities for greenways, transit boulevard alleyways and a comprehensive network of bicycle facilities.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
----------------	------

2004 Tax Increment Base

\$0

2009 Total Appraised Value

\$282,682,419

2009 Captured Appraised Value

\$282,682,419

Outstanding Bonded Indebtedness

Series 2009B	\$22,221,066
--------------	--------------

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Austin TIRZ #16 Annual Report FY 2009

City of Austin – TIRZ #17

City of Austin established Tax Increment Reinvestment Zone #17 (Waller) in 2007 for 20 years. The number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ are to finance the construction of flood control improvements along lower Waller Creek.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
Travis County	50%

2007 Tax Increment Base

\$236,292,833

2009 Total Appraised Value

\$379,496,559

2009 Captured Appraised Value

\$143,203,726

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Austin TIRZ #17 Annual Report FY 2009

City of Austin – TIRZ #18

City of Austin established Tax Increment Reinvestment Zone #18 (Seaholm) in 2008. The duration of the TIRZ and the size were not reported. The proposed improvements to the property in the TIRZ are to finance the public infrastructure and power plant rehabilitation.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
----------------	------

2008 Tax Increment Base

\$0

2009 Total Appraised Value

\$0

2009 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source - City of Austin TIRZ #17 Annual Report FY 2009

Wichita County

City of Burkburnett – TIRZ #1

City of Burkburnett established Tax Increment Reinvestment Zone #1 in 2006 for 20 years on mixed use land but the acreage was not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Burkburnett	100%
Wichita County	100%

2006 Tax Increment Base

\$6,952,634

2009 Total Appraised Value

\$20,001,130

2009 Captured Appraised Value

\$12,068,496

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$104,356
Expenditures	\$0

Source - City of Burkburnett TIRZ #1 Annual Report FY 2009

Williamson County

City of Taylor – TIRZ #1

City of Taylor established Tax Increment Reinvestment Zone #1 in 2005 on a 128-acre tract of land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Taylor	100%
Williamson County	100%

2005 Tax Increment Base

\$24,550,177

2008 Total Appraised Value

\$29,688,793

2008 Captured Appraised Value

\$5,138,616

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$90,936
Expenditures	\$0

Source - City of Taylor TIRZ #1 Annual Report FY 2009

Refund for Economic Development

The Tax Code provides for state tax refunds for economic development. Some Texas property owners may be eligible to receive refunds of state sales and use taxes and franchise taxes for paying local school property taxes, subject to the following requirements.

Refund Requirement

Sections 111.301 through 111.304 of the Tax Code provide for state tax refunds to qualified property owners who entered into property tax abatement agreements **after** Jan. 1, 1996, with a city or county, but not a school district. Property owners with tax abatement agreements entered into **on or before** Jan. 1, 1996 are not eligible for these state refunds, pursuant to Tax Code Section 111.301. They are also not eligible if their property is subject to an appraised value limitation, pursuant to Tax Code Chapter 313.

To be eligible for a refund, a property owner must have established a new business in a Tax Code Chapter 312 reinvestment zone or expanded or modernized an existing business located in the zone. Since entering into a city or county abatement agreement, the property owner must have increased the business's payroll by at least \$3,000,000, specific to its property in Texas. Or, the owner must have increased the abated property's appraised value by at least \$4,000,000.

The property owner is barred from a refund if the company has agreed to an in-lieu-of-taxes payment – including a gift, grant, donation, or provision of in-kind services – to the city or county, if the payment or payments exceeds \$5,000 in value.

A property owner's potential refund equals the school property taxes paid by the owner in that tax year on property subject to a city or county abatement agreement. The maximum refund is the lesser of the school taxes paid or the amount of net sales and use tax and net franchise tax paid for the tax year the refund is claimed. The total for all refunds collectively may not exceed \$10 million, the amount made available by the Texas Legislature, pursuant to Tax Code Section 111.302(c).

Refund application

To claim a refund, a property owner must submit an application to the Comptroller's office, along with the school district tax receipts showing the amount of school taxes paid on the property. A property owner must file the refund application **before Aug. 1** of the year following the tax year that the owner paid the school district property taxes.

Refund amounts and duration

Within 90 days of the refund-filing deadline, the Comptroller's office computes the total amount of all eligible refunds. The annual cap on funds means that property owners claiming refunds may not receive the full amount of school taxes paid and requested because the Texas Legislature appropriated only \$10 million for each year of the biennium for the refund program.

If, in any year, the total amount of all refunds claimed by property owners exceeds \$10 million, the Comptroller's office must reduce each claimant's refund proportionally, so all property owners share in the \$10 million. Owners may not claim the balance of a requested amount above the

actual refund amount in a following year. Property owners also may not claim refunds that exceed the amount of net state sales and use tax and state franchise tax that they paid, after any applicable tax credit, in a given year.

The law provides that property owners may receive these refunds on state taxes for the lesser of five years or the duration of the tax abatement agreement with the city or county. If the property owner or the taxing unit cancels the tax abatement agreement or the property owner relocates the business outside the reinvestment zone, the owner's right to claim a refund ends.

Abatement reports

Tax Code Section 312.005, requires the chief appraiser of a county appraisal district to file with the Comptroller a copy of any tax abatement agreement (and any additional information that the Comptroller requests) before July 1 of the year following the execution of the agreement. The abatement agreement must be on file with the Comptroller before the Comptroller may act upon a refund application.

Summary of Refund Data

Except for 1997, the first year of the refund, the full \$10 million has been refunded each year. The following data is a summary by year of the applications to the Comptroller's office for the Refund for Economic Development from 1997 through 2009.

Property Tax Year	Number of Applications	Number of Applications Approved	Number of Applications Denied or Withdrawn	Number of Vendor Audits	Number of Companies Receiving Refunds	Allocation Percentage of Approved Refund
1997	16	13	3	0	10	100.00
1998	41	35	6	7	28	56.96
1999	95	85	10	18	62	32.79
2000	122	114	8	27	82	21.57
2001	155	139	16	22	90	15.30
2002	162	150	12	21	91	14.30
2003	171	163	8	18	102	14.76
2004	139	127	12	12	83	24.95
2005	155	130	25	18	81	33.10
2006	148	126	20	20	72	32.59
2007	139	129	10	19	87	31.61
2008	131	125	6	16	89	33.32
2009	141	127	14	11	97	29.05